First Floor Office / Retail Space for Lease

1241 Prim Road, Colchester, VT 05446

POMERLEAU REAL ESTATE

FOR LEASE

RENT: $2,626 / month (utilities included)

SIZE: ±1,854 SF

HIGHLIGHTS:

- Move-in ready first floor office or retail space available in the heart of Colchester!
- Prime location on VT Route 127, just a 7-minute drive to downtown Burlington
- Flexible layout consisting of a large open area in front of suite with 3 private offices around perimeter.
- Large windows throughout allowing for ample sunlight
- Private bathroom and kitchenette
- Ample on-site parking
- Excellent visibility, with room for roadside signage
- Daily traffic count of ±9,000
- Potential for suite expansion if desired
- Additional storage area available





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COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

Interior Photos

1241 Prim Road, Colchester, VT

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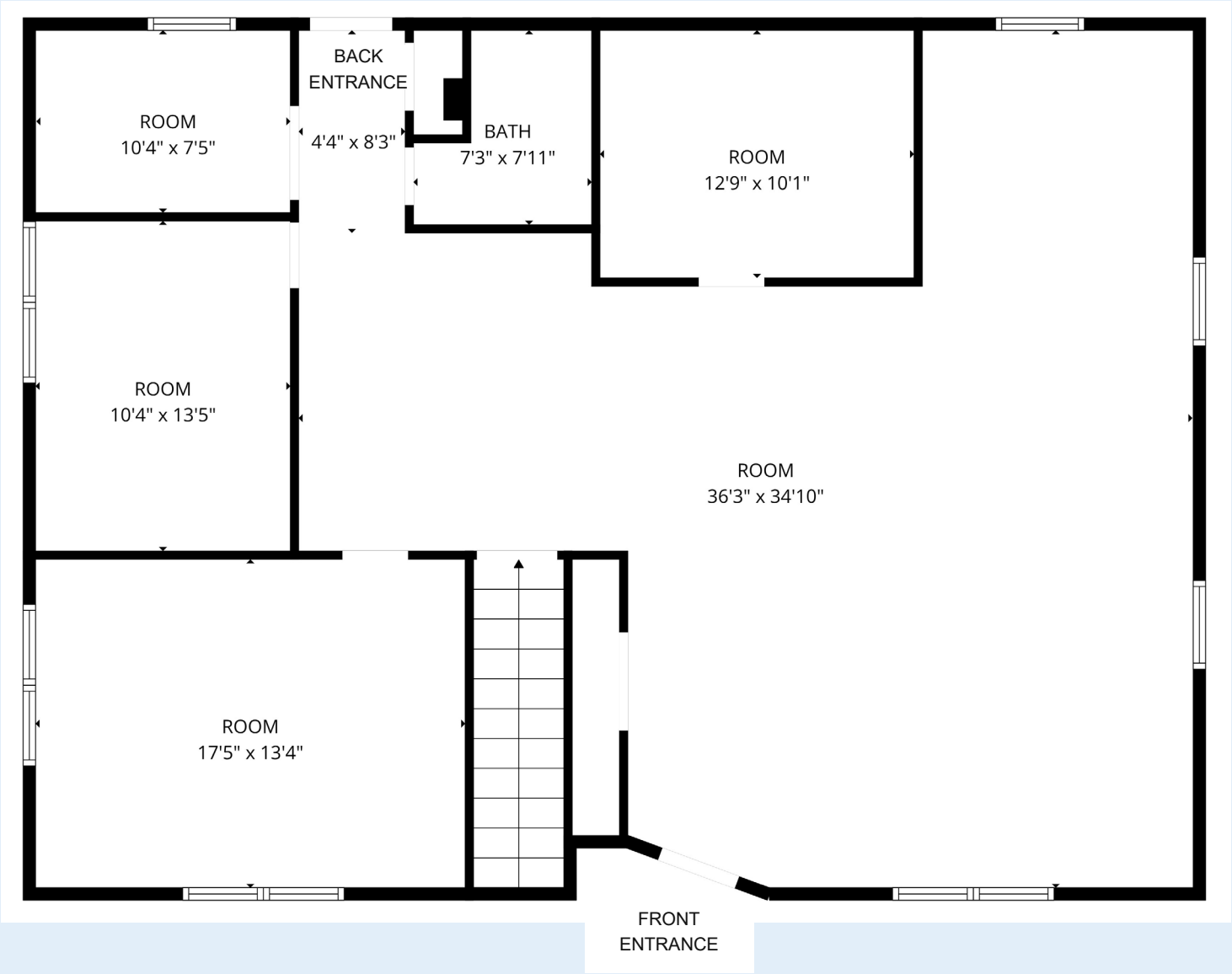


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Floor Plan

1241 Prim Road, Colchester, VT

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FLOOR PLAN CREATED BY CUBACASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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