

FOR SALE

FORMER BANK BUILDING FOR SALE

424 Main Street, Barton, VT



V/T Commercial is happy to offer this former bank building in Barton, Vermont. The building has formerly had multiple tenants on the upper floors. This is a prominent building in the middle of downtown. Please contact us today for more information or to set up a tour. Barton is an attractive vacation destination located just off of Interstate 91 in between St. Johnsbury and Newport. In the spring, summer and fall, tourists take advantage of public beaches, picnic spots and spectacular views at Crystal Lake State Park, and the stunning Willoughby Gap. During the winter months, outdoor enthusiasts will enjoy ice fishing, snowshoeing, skiing, and snowmobiling.

SIZE:

8,684 +/- SF on .17 +/- Acre

USE:

Retail, Office

PRICE:

\$350,000

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

424 Main Street, Barton, VT

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

JOHN BEAL

802-598-1168

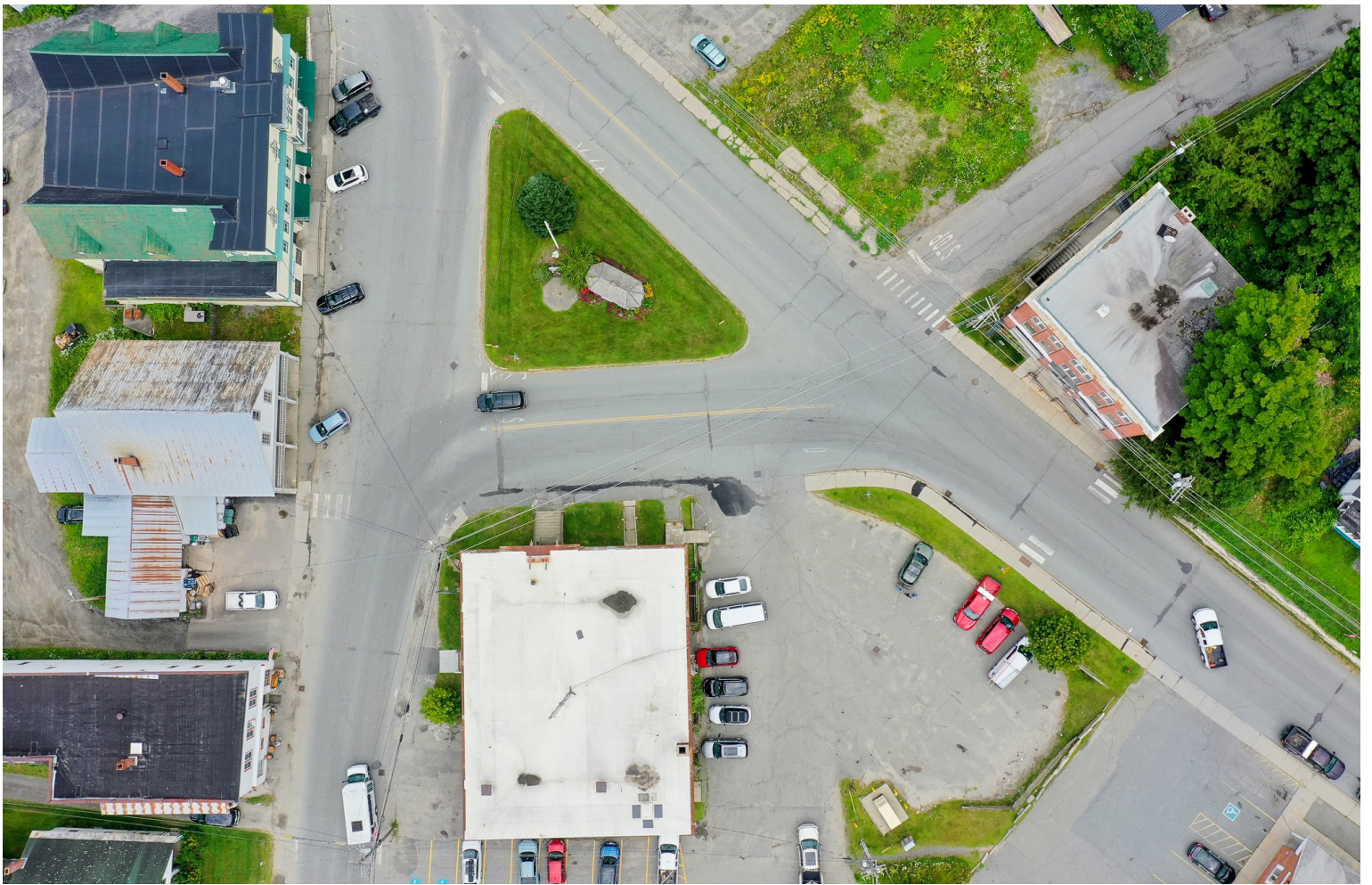
jb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

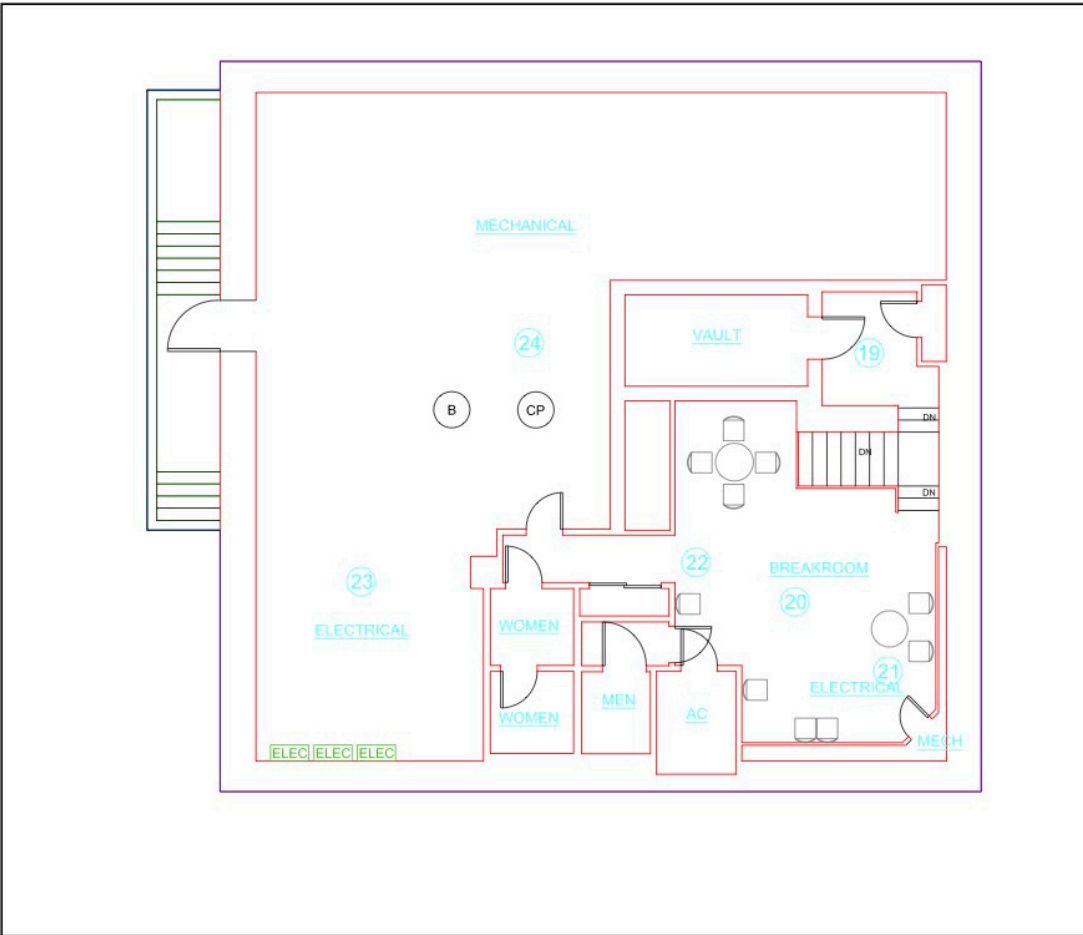
BURLINGTON, VT 05401

www.vtcommercial.com









Room No.	Room Name	Area (sq ft)	Volume (cu ft)

AREAS ARE BASED ON EXISTING DRAWINGS AND HAVE NOT BEEN CONFIRMED ON SITE.

OCCUPANCY ALLOCATION (IF APPLICABLE)

NOTE: CALCULATIONS ARE BASED ON 100 PERSONS PER 1,000 SQ FT OF FLOOR AREA.

ROOM SERVED VERTICAL, HORIZONTAL, BUILDING COMMONS AND FLOOR COMMON AREAS:

ROOM FLOOR COMMON AREA: OFFICE AREA USED BY ALL DEPARTMENTS ON THE FLOOR.

OFFICE AREA USED BY MORE THAN ONE DEPARTMENT ON THE FLOOR.

VACANCY TYPES (IF APPLICABLE)

1) Full Accessible - Spaces that are not marked as such.

2) Not Accessible - Spaces that are marked as such.

3) Not Accessible - Spaces that are marked as such.

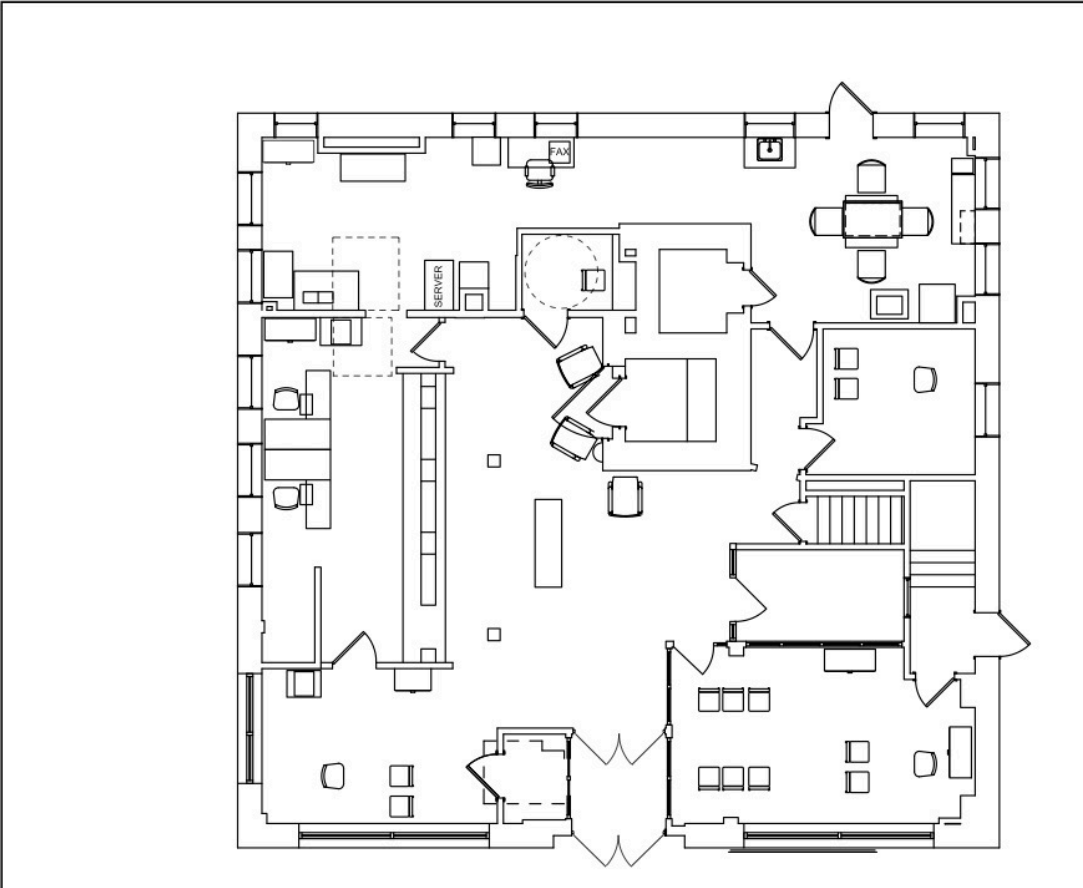
4) Not Accessible - Spaces that are marked as such.

Transit no. OFFICE

Building ID TDC0551

ADDRESS
BARTON
MAIN & HARRISON STREET
BARTON, VT

DATE
BASEMENT FLOOR PLAN



Room No.	Room Name	Area (sq ft)	Volume (cu ft)

AREAS ARE BASED ON EXISTING DRAWINGS AND HAVE NOT BEEN CONFIRMED ON SITE.

OCCUPANCY ALLOCATION (IF APPLICABLE)

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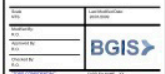
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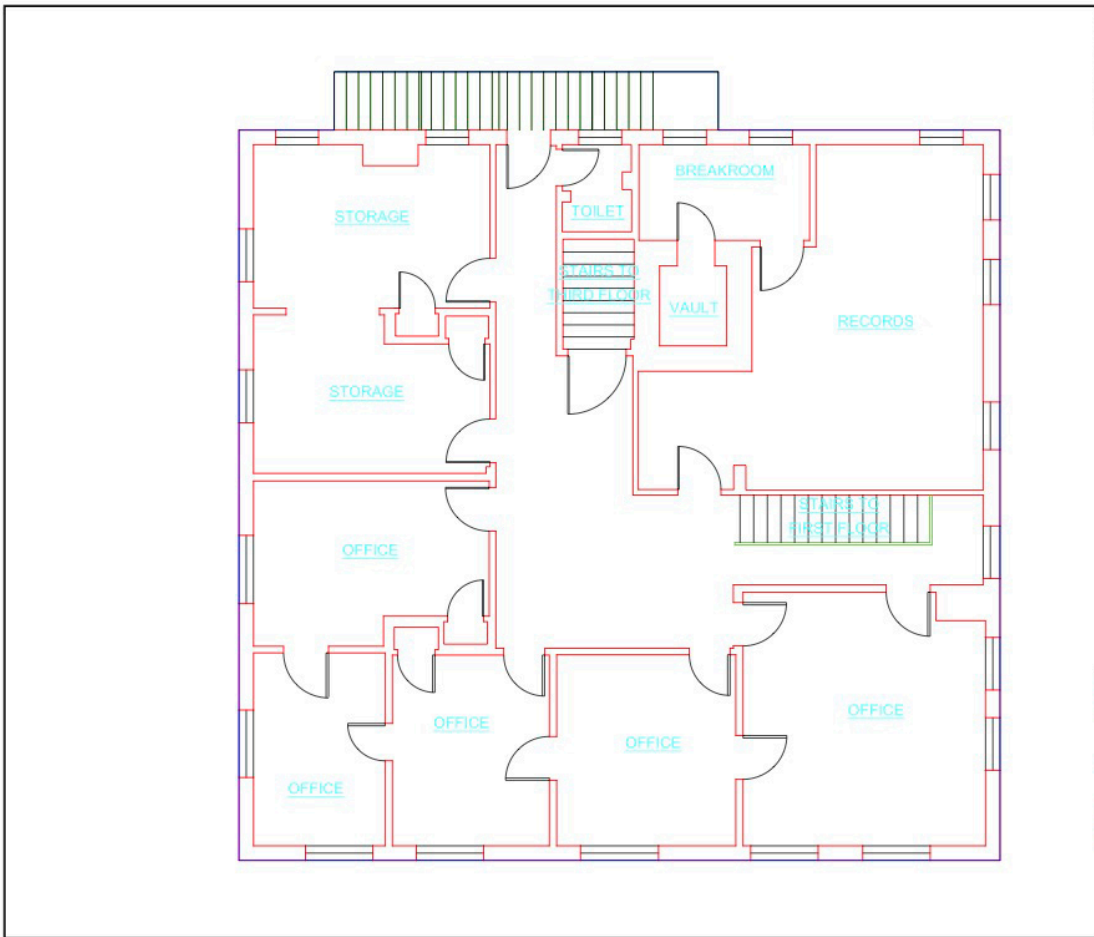
Transit no. OFFICE

Building ID TDC0551

ADDRESS
BARTON
MAIN & HARRISON STREET
BARTON, VT

DATE
GROUND FLOOR PLAN





Room	Area	Notes

AREAS ARE BASED ON EXISTING DRAWINGS AND HAVE NOT BEEN CONFIRMED ON SITE.

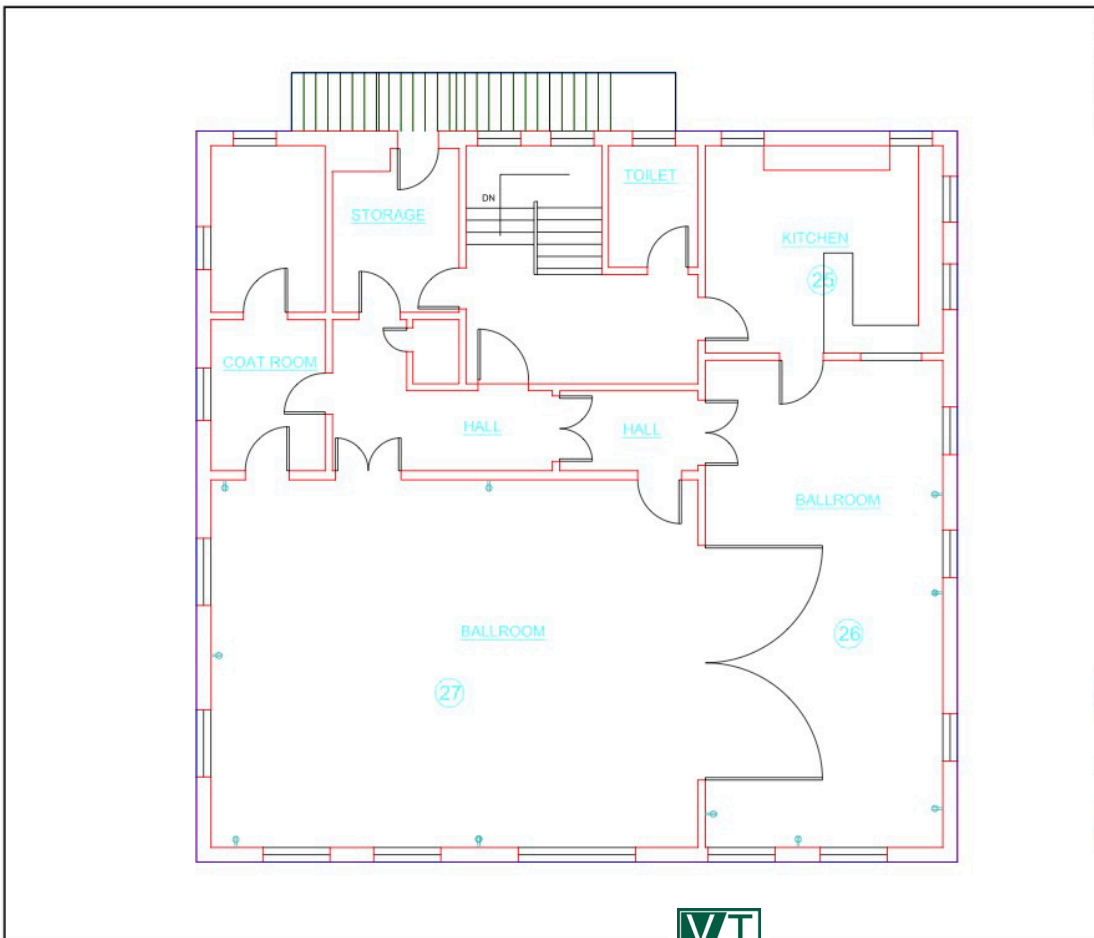
OCCUPANCY ALLOCATION (IF APPLICABLE)

NOTE: CALCULATIONS ARE BASED ON MIB/ICMA 201-1500
 ROOM SERVED VERTICAL PROFESSIONAL BUILDING COMMON AND FLOOR COMMON AREAS.
 ROOM FLOOR COMMON AREA NO. 25000
 OFFICE AREA USED BY ALL BANK TENANTS ON THE FLOOR.
 OFFICE AREA USED BY MORE THAN ONE DEPARTMENT ON THE FLOOR.

VACANCY TYPES (IF APPLICABLE)

1) Full Accessible - Space that is not blocked and has 80 sq ft or less.
 2) Not Fully Accessible - Space that is not blocked and has 80 sq ft or less.
 3) Not Fully Accessible (Shower) - Not Checked.
 Access that are marked as full or partial for ADA compliance are indicated in green in general plan.

Transit no. OFFICE
 Building ID TDC0551
 ADDRESS
 BARTON
 MAIN & HARRISON STREET
 BARTON, VT
 COUNTY
 SECOND FLOOR PLAN
 Date:
 Author:
 Checked By:
 Date:
 Project No:
 File No:
 Revision No:
BGIS



Room	Area	Notes

AREAS ARE BASED ON EXISTING DRAWINGS AND HAVE NOT BEEN CONFIRMED ON SITE.

OCCUPANCY ALLOCATION (IF APPLICABLE)

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 OFFICE AREA USED BY ALL BANK TENANTS ON THE FLOOR.
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 Access that are marked as full or partial for ADA compliance are indicated in green in general plan.

Transit no. OFFICE
 Building ID TDC0551
 ADDRESS
 BARTON
 MAIN & HARRISON STREET
 BARTON, VT
 COUNTY
 THIRD FLOOR PLAN
 Date:
 Author:
 Checked By:
 Date:
 Project No:
 File No:
 Revision No:
BGIS



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] *Declined to sign*

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] *Declined to sign*