

FOR SALE

THE ENGINE HOUSE

81 Freight Yard Way, Northfield, Vermont



This amazing building was constructed in the mid-19th century for the purpose of servicing steam locomotives. The property has been completely restored and currently features radiant floor heat, all new windows, a new roof and a repointed exterior. Interior layout consists of office space on 2 levels, warehouse space and a mezzanine overlooking the warehouse. The layout provides a mix of private offices, kitchenette and conference room, receiving area and large warehouse. High ceilings, abundant natural light and energy efficiency make this building as unique on the inside as it is on the exterior. Convenient location in The Northfield Industrial Park provides ample possibilities. Adjacent additional buildings and land potentially available. Both office space and warehouse/mezzanine are climate controlled. Land Lease in place with AT&T for a pad site outside the building through 2037 provides income of approximately \$8,000/year.

SIZE:

7,100 +/- SF; lot #2 is 0.93 +/- acres

PERMITTED USE:

Industrial, office, retail, residential, etc.

PRICE:

\$750,000 (taxes are \$13,900 annually)

AVAILABLE:

Immediately

PARKING:

Ample, on-site

LOCATION:

81 Freight Yard Way, Northfield

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:

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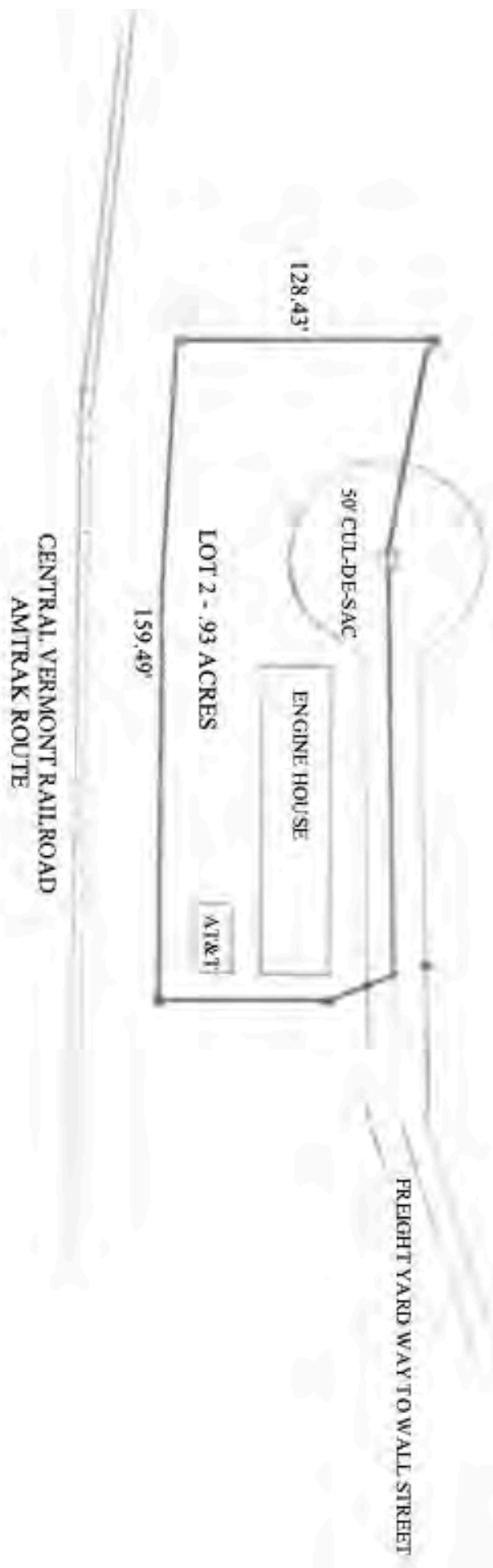








81 FREIGHT YARD WAY - "THE ENGINE HOUSE"
NORTHFIELD, VERMONT 05663





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*

9/24/2015

