

FOR SALE or LEASE

Downtown Brandon -- Premium Retail Bldg



1,280 Sq. Ft. Prime Retail Space
27 Center Street (US Rte 7)
Brandon, Vermont

SUPERIOR LOCATION: Very visible, and just a few doors from Brandon's most popular fine restaurant: Café Provence, just a block north of the downtown park.

Sale Price: **\$105,000** (Town Appraisal value,...was appealed down from \$125,000)
Lease Price: **\$7.03/sf, NNN = \$750.00/mo., Base Rent, plus expenses (detailed on Pg. 2)**

This one-story 1,280 sq. ft. + - wood frame bldg is the northerly end-cap of a vital downtown retail strip, adjacent to a small park overlooking Neshobe Falls. Most recently occupied by a Music Retail & Performance Shop that was moved to that business owner's new home on Park St. Ideally suited for a Retail store, Service business, or Office. It has a restroom and utility room at the rear, and about 1,200 sf of open retail space.

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Ph: (802) 773-0600 Cell: 802.353.1169 e-Mail: ray@aultcommercial.com

Lot Size: 0.03 acre

Parking: Municipal parking on street.

Occupancy Costs: Under a "Triple Net" Lease, tenant pays a prorata share of all property expenses, including Property Taxes, insurance, water & sewer. Additionally, Tenant pays electricity directly to GMP, heating propane direct to fuel dealer, and telecom and interior cleaning charges to their vendors. Excepting telecom and cleaning, owners' best **estimate** of Net annual expenses to be incurred by tenants over and above the Base Rent:

Propane Heat:	\$ 1.20	(796 gals, 3-yr avg., per Files Bros, December price: \$1.93/gal.)
Electricity:	1.50	(GMP: will depend on equipment & lighting used)
Maintenance & Rep:	0.42	
Water & Sewer:	0.35	
Insurance:	0.50	Additionally, tenant to get own contents ins.
Prop. Taxes:	<u>2.00</u>	\$104,400 x \$0.024542 tax rate 2016/17 = \$2,562
Total	\$ 5.97 /Sq. Ft. x 1,280 sf =	\$636.80/mo., estimated

All expenses are estimated, and are not guaranteed. Copies of invoices are available, except for electric.

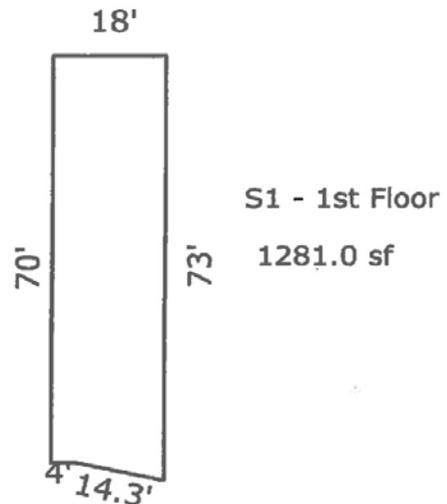
Total Base Rent + Estimated Net Expenses: \$1,387.00/mo.* (rounded)

...or Own for less, with 25% down pmt, and a 20-yr mortgage @ projected 4.5% interest: \$498/mo., plus expenses,...and start building equity!

*** There most certainly will be changes in taxes, and other expenses over the term of a lease. Tenant must contact all vendors and municipal authorities to ascertain tenant's projected occupancy costs.**

Brandon has become a Mecca for the Arts over the past 20 years,...a reputation fully supported by its Chamber of Commerce. It also has a rich history that capitalizes on its 19th and early 20th Century Architecture.

The storefront is 18.3 feet wide, and the space runs 73 feet deep on the south side, according to the Town Lister's card. See whether your business is a good fit for this space and location!... Call for an inspection appointment today!



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