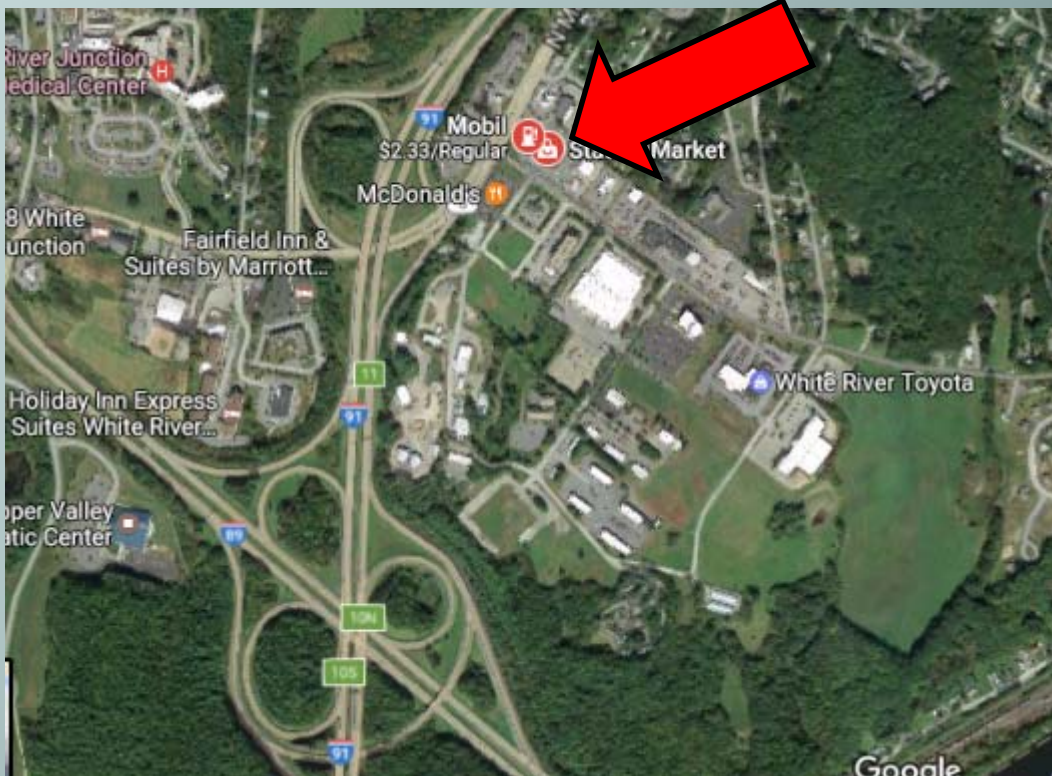


THE
EQUITY GROUP
REALTORS

PRESENTED BY

**FORMER GREYHOUND BUS
MAINTENANCE BLDG.
WHITE RIVER JCT. VT**



**10,000 Sf HIGH BAY CLEAR SPAN
1 ACRE, SECURITY FENCING
GOOD VISIBILITY
DRIVE THRU CAPABLE
RIGHT OFF I-89 & I-91 INTERCHANGE
5 MAJOR DEALERSHIPS NEARBY
POSSIBLE ADDITIONAL 1 AC . FOR LEASE
RETAIL/INDUSTRIAL USES ALLOWED.
\$710,000**



James P. Ward
Licensed Broker NH & VT
603 448 8000

PO Box 2015, Lebanon, NH 03766

EquityGroupRealtors.com

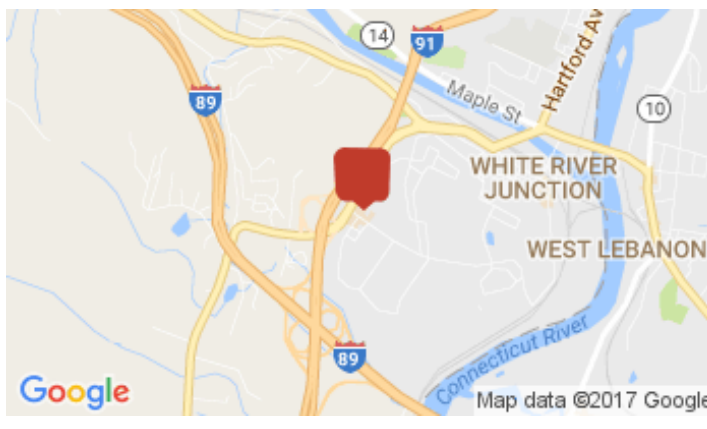


10k BLDG at I-89 & I-91 Interchange

44 Sykes Mountain Ave, White River Junction, VT 05001



Listing ID:	30040156
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Free-Standing, Office Showroom
Gross Land Area:	1 Acre
Sale Price:	\$710,000
Unit Price:	\$69.99 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Claremont-Lebanon
County:	Windsor
Ceiling:	18 ft. / 16 ft. Clear
Drive-In Bays:	6 Bays
Tax ID/APN:	285-090-15949
Zoning:	IC-2- INDUSTRIAL COMMERCIAL
Property Use Type:	Vacant/Owner-User
Gross Building Area:	10,145 SF
Building/Unit Size (RSF):	10,145 SF
Year Built:	1970
Construction/Siding:	Block
Parking Type:	Surface



Overview/Comments

10,000 SF HIGH BAY CLEAR SPAN, 1 ACRE, SECURITY FENCING, GOOD VISIBILITY, DRIVE THRU CAPABLE- 6 OH DOORS, RIGHT OFF I-89 & I-91 INTERCHANGE, 5 MAJOR DEALERSHIPS NEARBY- IDEAL FOR AUTO RELATED BUSINESS OR DISTRIBUTION, POSSIBLE ADDITIONAL 1 AC . FOR LEASE, RETAIL/INDUSTRIAL USES ALLOWED. , ACCESS BY EASEMENT, ALSO FRONTAGE ON BEECH RD.,

More Information Online

<http://www.newenglandcommercialproperty.com/listing/30040156>

QR Code

Scan this image with your mobile device:



Property Contacts



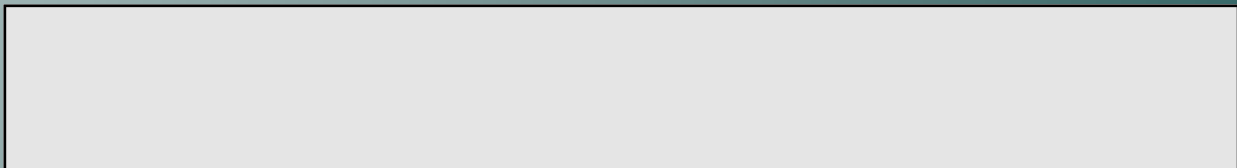
James P. Ward

Equity Group Real Estate Brokers, Inc.

603-568-2329 [M]

603-448-8000 [O]

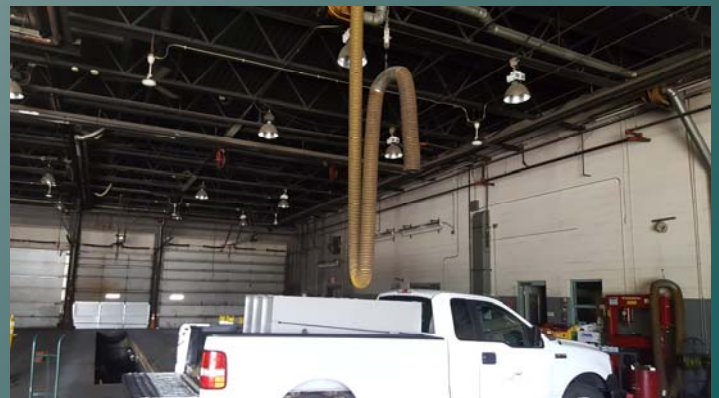
jim@equitygrouprealtors.com

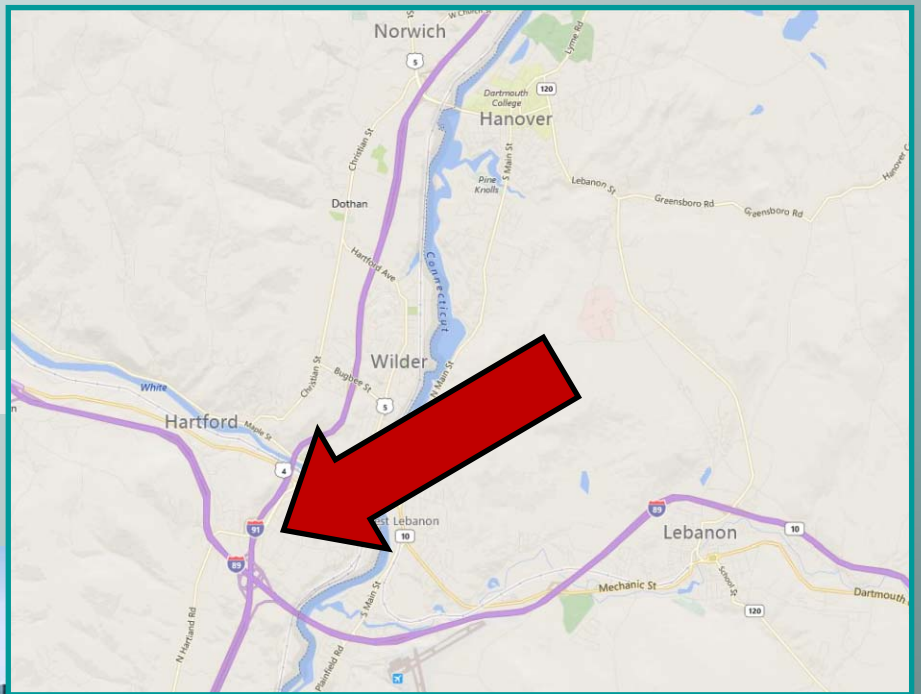




At intersection of I-89 and I-91. Join hotels, restaurants and auto dealerships. Most uses allowed. Town w/s on site. Just off Rt. 5 with shared entrance.. Highway visibility on Rt 5 (10,000 VPD). Designated "Growth Center" by VT.

IDEAL FOR AUTO RELATED BUSINESS.







ZONING USES

ZONING REGULATIONS

I-C-2

Industrial-Commercial Two Zoning District

Objective

To reserve locations for commercial and light industrial operations which require larger lots than are available in other commercial districts. The I-C Districts offer large, relatively level tracts of land with good highway access and sufficient distance to buffer existing residential neighborhoods and to allow for taller structures.

Permitted Uses*

Adult-oriented business
 Agriculture
 Bakery
 Banking, financial institution
 Bar
 Farmstand
 Food assembly/catering
 Funeral home
 Garden center
 Hospital/Medical center
 Hotel, motel, inn
 Light manufacturing/industry
 Light manufacturing/retail sales
 Medical clinic
 Motor vehicle fueling facility
 Motor vehicle sales
 Museum (no size limit)
 Nursing care facility
 Office (no size limit)
 Parking facility
 Place of worship
 Printing, publishing
 Public assembly facility (no size limit)
 Public information facility
 Recreational facility
 Research, testing laboratory
 Restaurant
 Retail ≤ 10,000 square feet
 Veterinary clinic

Permitted Upon Issuance of a Conditional Use Permit*

Bed-and-breakfast
 Contractor's yard
 Contractor's shop
 Crematory
 Day-care facility
 Home business
 Junkyard
 Kennel
 Manufacturing/Industry
 Motor vehicle car wash
 Motor vehicle repair
 Open-air market
 Passenger terminal
 Public facility
 Retail > 10,000 square feet
 School
 Storage, mini-/self-
 Transportation terminal
 Warehouse

Minimum Area and Dimensional Standards

Class	Area (square feet)		Lot Dimensions (feet)		Setbacks (feet) (from property lines)		
	Per Dwelling Unit	Per Lot	Width	Depth	Front	Side	Rear
1	10,000	10,000	70	80	10	10	20
2	20,000	40,000	125	100	30	15	25
3	40,000	40,000	125	100	30	15	25

Maximum lot coverage: 90%

Height: Structures up to a maximum of 60 feet are allowed as a permitted use, provided the structures meet fire safety requirements established by the Hartford Fire Department.

Note:

* See §§ 260-16 and 260-45 regarding required reviews and approvals.