

2319 U.S. Route 4, Killington

\$798,000

MLS: 4084573

Prop Type:	Commercial/Industrial	Sub Property Type:	Retail	Sub Property Type 2:	Business
Status:	Sale	Building Status:	Existing	Total Bld SqFt:	5,920
Year Built:	1976	Acreage:	1.59	Total Avail Sqft:	
Ceiling Height:		Zoning:	Commercial	Divisible SqFt:	
Taxes:	\$ 10,581.00	Flood Zone:	No	Annual Income:	\$
Tax Year:	2011	Rail Available:		Annual Expenses:	\$
Surveyed:	Yes				

Location:		Construction:	Wood Frame
Parking:	21+ Spaces	Fuel:	Oil
Floors:	Combinations , Concrete , Wood		

Public Rems: At the crossroads of Vermont, Bill's Country Store has the best location in the State for a retail business. For more than 30 years, this former Country Store supported three families that have now retired and is waiting for the right buyer. The main level has 3,000 square feet of retail space with walk-in cooler. The basement is another 3,000 feet with 13-foot ceilings that can be finished into wherever your imagination takes you. The upper level is a 3-BR apartment (almost 2000 sq. feet), and there is more storage space. Out building rent is \$3,600/year. Deed restrictions in several surrounding commercial properties deeds prohibit the sale of food products and beverages, among other very favorable facts for this property. Antiques are excluded from sale price. 275 Feet of U.S. highway frontage with superb visibility.

Directions: U.S. Route 4 - Junction of Killington Road & VT Route 100

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