

06/23/2018 08:41 AM

Note: Report includes internal fields.

**Commercial Sale**  
**4695063**  
**Active**

**4495 Rt 100C Route**  
**Johnson VT 05656**

**Price - List \$659,000**  
**Price - Closed**



**Year Built** 1993  
**SqFt-Total Building** 3,184  
**SqFt-Total Source**  
**SqFt-Total Available**  
**SqFt-Apx Building Source** Municipal  
**Zoning** none  
**Road Frontage** Yes  
**Road Frontage Length** 250  
**Flood Zone** No  
**Lot Size Acres** 1.100000  
**Traffic Count**  
**Loss Factor Percentage**  
**Days On Market** 31

**Taxes TBD/Notes** Y /  
**Gross Taxes/Year** / 2016  
**Gross Income**  
**Operating Expense**  
**Net Income**  
**Operating Expense Includes**

**Expenses - CAM**  
**Expenses - Taxes**  
**Expense - Utility**  
**Expenses - Insurance**  
**Expenses - Management**  
**Vacancy Factor**

**Sub Property Type** Business, Land, Retail

**Sub Prop Type Use** Business w/ Real Estate, Convenience Store, Gas Station

**Directions** From West, Rt15 to Johnson, Rt 100C north almost to intersection with Rt 100. Property on left with large Sunoco canopy. From South and East, Rt 15 past Morrisville to traffic circle in Hyde Park. North on Rt 100 approx 5 miles. Left on 100C across bridge. Store on immediate right.

Thriving convenience store/Sunoco gas station at junction of high-traffic Rts 100C and 100 for sale including business, store equipment including fully furnished deli, large walk-in beverage cooler, small office and large rear storage room. Recently updated gasoline storage with 2 10,000 gallon double -wall storage tanks, repaved pump and parking areas, large Sunoco canopy and signage visible from both Rt 100 and 100C. 16 hi-res/zoom camera security system. Outdoor LED lighting. Land includes sufficient acreage to either expand facility or build an adjacent home, if desired. Full financials available to qualified buyer.

#### STRUCTURE

<b>Building #</b>		<b>Units Per Building</b>		<b>Total Stories</b>	1
<b>Divisible SqFt Min/Max</b>	/	<b>Basement/Access Type</b>	No /		
<b>Foundation</b>		<b>Basement Description</b>			
<b>Roof</b>		<b>Construction</b>			
<b>Exterior</b>	Vinyl Siding				
<b>Total Drive-in Doors</b>		<b>Door Height</b>			
<b>Total Loading Docks</b>		<b>Dock Height</b>		<b>Dock Levelers</b>	
<b>Ceiling Height</b>		<b>Total Elevators</b>			

#### LEVEL TYPE DESCRIPTION

UNIT 1  
 UNIT 2  
 UNIT 3  
 UNIT 4  
 UNIT 5  
 UNIT 6  
 UNIT 7  
 UNIT 8

#### UTILITIES

<b>Heating</b>		<b>Services</b>	
<b>Heat Fuel</b>			
<b>Gas - Natural Available</b>	N	<b>Management Co/Phone</b>	/
<b>Cooling</b>		<b>Fuel Company</b>	
<b>Water</b>	Drilled Well, Private	<b>Phone Company</b>	
<b>Sewer</b>	Leach Field - Conventi	<b>Cable Company</b>	
<b>Electric</b>	200 Amp	<b>Electric Company</b>	

**STATUS INFORMATION**

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<b>Date - MLS List</b>	5/23/2018	<b>Listing Type</b>	Exclusive Right	<b>Price - Original</b>	\$659,000
<b>Date - AUC</b>		<b>Contingencies</b>		<b>Price Per SqFt</b>	\$206.97
<b>Date - Pending</b>					
<b>Date - Withdrawn</b>					
<b>Date - Terminated</b>					
<b>Date - Expiration</b>	5/22/2019				

**CLOSING INFORMATION**

<b>Date - Closed</b>		<b>Selling Agent</b>	
<b>Selling Office</b>	/		
<b>Title Company</b>			
<b>Concessions</b>	<b>Concession Comments</b>		
<b>Concessions Amt</b>			
<b>Appraisal Complete</b>	<b>Appraiser</b>	/	
<b>Financial Terms</b>	<b>Buyer Name</b>		<b>Residence</b>

**REMARKS**

**Remarks - Non-Public**  
**Remarks - Intra-Firm**

**MY INFO**

My Agent Name	George Nelson	My Office Name	Pall Spera Company Realtors...
My Phone Number	Phone: 802-760-3137	My Office Phone Number	Off: 802-253-9771
My E-mail	george.nelson@pallspera.com		