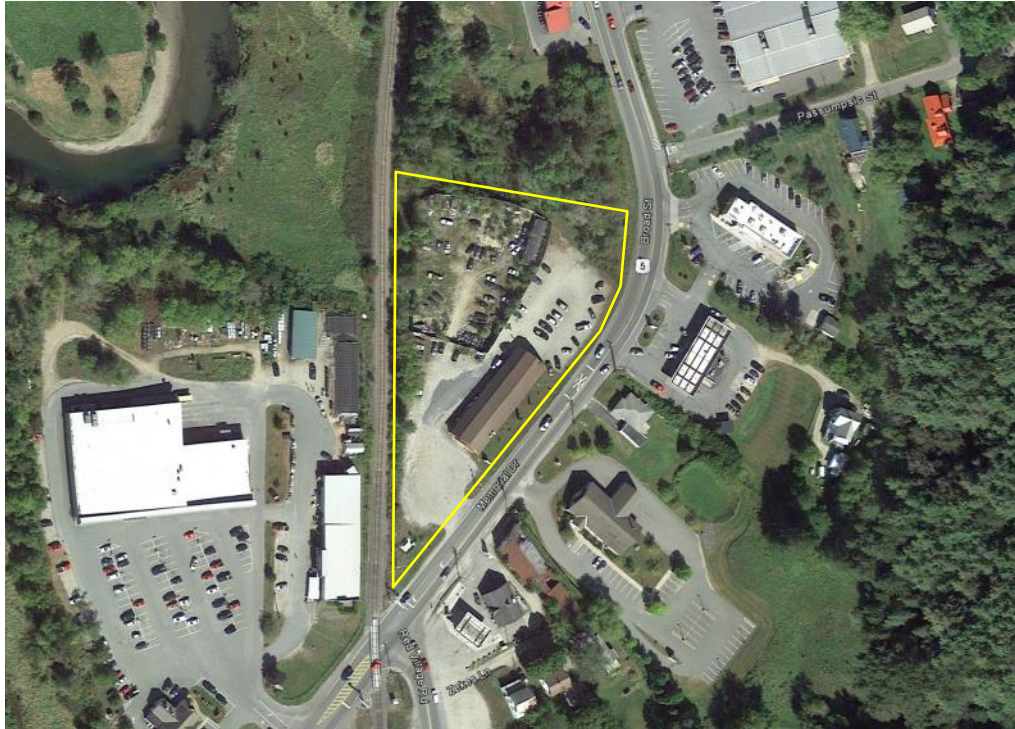


45 BROAD ST LYNDONVILLE, VT



Option A:

- Sale Price: \$675,000
- Lot Size: 2 acres +/-

Option B:

- Sale Price: \$350,000
- Lot Size: 1 acre

Features:

- Building Size: 6,000 SF
- 0.3 Miles from I-91 Exit 23
- 13,300 ADT
- Highway access permits in place
- Surrounding Uses:
 - McDonalds
 - Passumpsic Bank
 - Dollar General
 - Rite Aid
 - Kinney Drugs
 - White's Market
 - Hotel



NAI J.L. Davis Realty

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact information

Jeff Nick

NAI J.L. Davis Realty

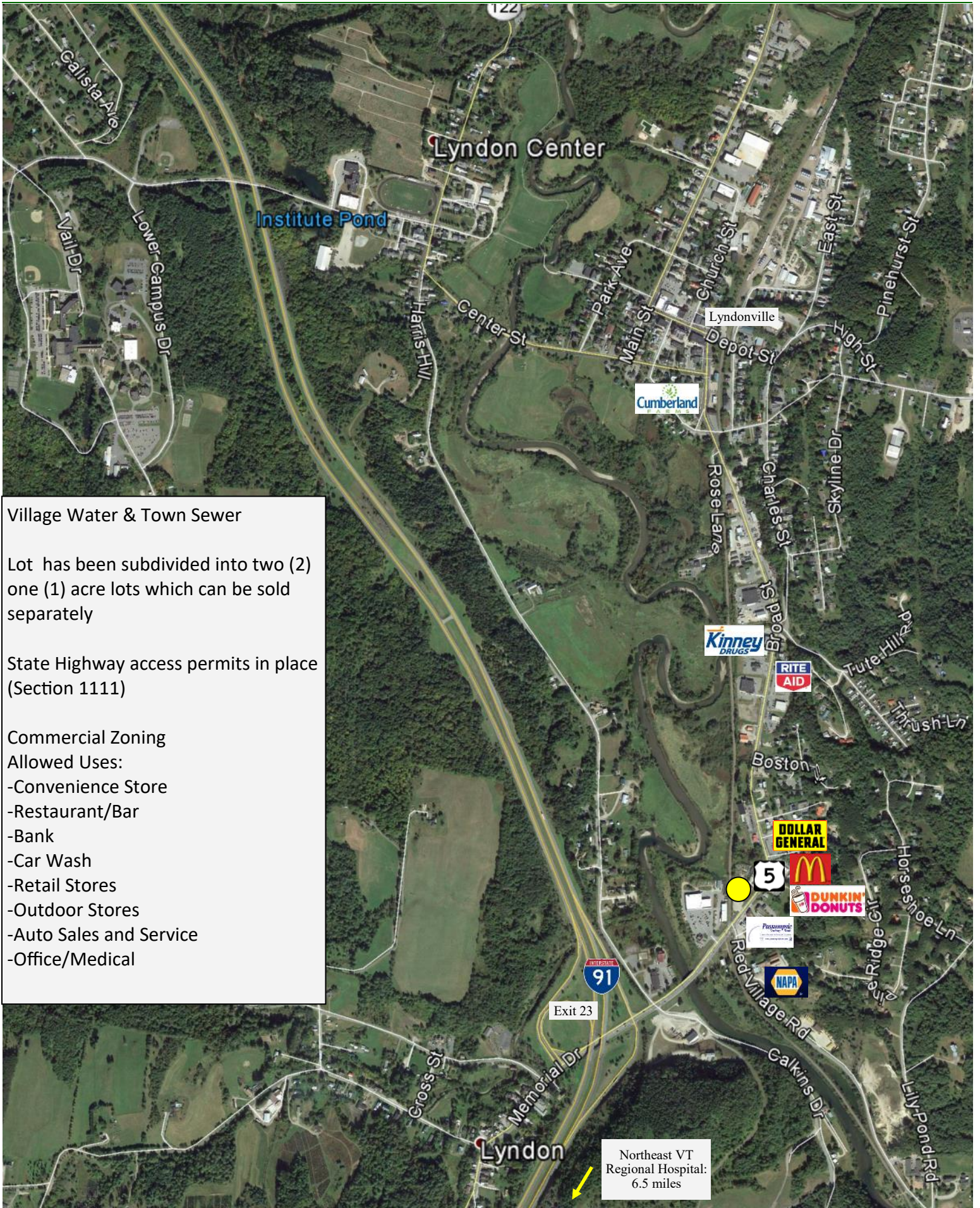
Direct: (802) 876-6923

jeff@jeffnick.com

www.jldavisrealty.com



45 Broad St
Lyndon, VT



Village Water & Town Sewer

Lot has been subdivided into two (2) one (1) acre lots which can be sold separately

State Highway access permits in place (Section 1111)

Commercial Zoning
Allowed Uses:

- Convenience Store
- Restaurant/Bar
- Bank
- Car Wash
- Retail Stores
- Outdoor Stores
- Auto Sales and Service
- Office/Medical

Northeast VT
Regional Hospital:
6.5 miles

