



C 2905600 Active	<u>33 Main Street, Saxtons River Village VT 05154</u>	(2)	\$183,000
	County: Windham	Locale: Rockingham	
	Type: Mixed Use	Park Name: N/A Not in Park	
	Apx Year Blt: 1870	Years Est.: 0	
	Parcel ID: 16-1-33	Zoning: commercial /res	
	Part of Larger Parcel: No	Tax Year: 08-09	
	Taxes: 3507.96	Constr.: Existing	
	# Stories: 2	Status:	
	Bldg. Dim:	# Bldgs: 1	
	Road Ftg.: Yes	Prop. Dim:	
	Parcel Access	Road Ftg # Ft: 30	
ROW/Length/Width: No/ 12 / 12	Apx Acres: .17		
ROW for Other Yes	Common 0		
Parcel:	Acres:		
Office/Ret. Apx SF: 1746	# Rooms: 8	# Truck Bays: 0	Ceiling Height: Less than 10 ft.
Whse/MFG Apx SF: 0	# Restrooms: 4	# Dock Doors: 0	Basement: Partial
Apx Heat. SF: 3492	# Employees: 0	# Drive-In Drs: 0	
Total Apx SF: 5238	Business Name/Ph: () -		
Gross Sch. Inc.: 0	#Permitted Prkg Spc: 0	Curr. Leased: No	# Rental Units: 4
Ann. Op. Exp.: 0	#Permit. Peak Hr Trips:	Resort: No	# Lses/Tenants: 0
Net Oper. Inc.: 0	#Permit. Sewer Gal.: n/a		
Land Desc.: Corner , Dow ntow n			
Other Feat.: Fixtures/Furniture , Living Space Available , Public Restrooms , Smoke/Heat Detector , Unpaved Parking			
Sale Incl.: Land/Building			
Present Use: Offices , Residences , Restaurant , Vacant			
Exterior: Metal , Vinyl	Basement: Partial		
Roof: Metal	Floors: Carpet , Vinyl , Wood		
Access: CityStreet	Property Type: Apartment Building , Commercial , Office , Restaurant		
Possession: At Closing	Heat/Cool/Fuel: Forced Air , Oil		
Water: Drilled Well	Docs Avail.: Deed , Tax Returns		
Sewer: Municipal	Poss. Finance: Cash Only , Conventional		
Remarks:	This multi unit is a great buy for the investor w ho w ants to make some cosmetic improvements. 2 residential units, 1 former pizza place, 1 office/business place. The possibilities are endless! Saxtons River main street is all that small Vermont villages are know n to be. Take the leap and make a new start for yourself today! also listed as 2905638		
Directions:	Saxtons River main Street. Look for sign		
	Accessed By: Kelly Martelle		Email : kmartelle@w alnuthillrealty.net
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