

C 2905598 Active [37 Main Street, Saxtons River Village VT 05154](#)   (7) **\$350,000**



County:	Windham	Locale:	Rockingham
Type:	Mixed Use	Park Name:	N/A Not in Park
Apx Year Blt:	1945	Years Est.:	10
Parcel ID:	16-1-37	Zoning:	sr10 commercial
Part of Larger Parcel:	No	Tax Year:	08-09
Taxes:	5648.40	Constr.:	Existing
# Stories:	1	Status:	
Bldg. Dim:		# Bldgs:	1
Road Ftg.:	Yes	Prop. Dim:	
Parcel Access:		Road Ftg # Ft:	115
ROW/Length/Width:	No/ 50+- / 12+-	Apx Acres:	.35
ROW for Other:	Yes	Common:	0
Parcel:		Acres:	

Office/Ret. Apx SF: 4008	# Rooms: 8	# Truck Bays: 0	Ceiling Height: Other
Whse/MFG Apx SF: 0	# Restrooms: 4	# Dock Doors: 0	Basement: None
Apx Heat. SF: 5942	# Employees:	# Drive-In Drs: 0	
Total Apx SF: 9950	Business Name/Ph: () -		

Gross Sch. Inc.: 0	#Permitted Prkg Spc: 10	Curr. Leased: No	# Rental Units: 3
Ann. Op. Exp.: 0	#Permit. Peak Hr Trips:	Resort: No	# Lses/Tenants: 0
Net Oper. Inc.: 0	#Permit. Sewer Gal.: n/a		

Land Desc.: Down town
Other Feat.: Fixtures/Furniture , Handicapped Access , Living Space Available , Paved Parking , Public Restrooms , Smoke/Heat Detector
Sale Incl.: Equipment , Land/Building
Present Use: Mixed Use , Residences , Restaurant , Vacant
Exterior: Metal , Vinyl
Roof: Other-See Remarks
Access: City Street
Possession: At Closing , To Be Agreed
Water: Drilled Well , Private System
Sewer: Municipal
Basement: None (Slab)
Floors: Tile , Wood
Property Type: Business Opportunity , Commercial , Restaurant
Heat/Cool/Fuel: Forced Air , Multi-zone , Oil , Wood Stove
Docs Avail.: Annual Oper. Statements , Deed , Tax Returns
Poss. Finance: Cash Only , Conventional

Remarks: The well established "Golden Egg" on fantastic Main Street in Saxtons River Village is now available! This building has 2 commercial plus 1 residential unit. Fabulous breakfast/lunch restaurant with a mexican flair, marble floors, arched doorways, simply adorable. One commercial unit is vacant. Tenant in residential unit (no lease). The business will be included along with furniture, fixtures, and equipment. Are you ready to start a new beginning? Dont miss out on your destiny...it's calling!

Directions: Main Street in Saxtons River Village. Look for The Golden Egg sign.



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