



MLS# 2806546	River ST, Springfield-Windsor	\$749,000																																																		
 	<table style="width:100%; border:none;"> <tr> <td style="width:30%;">County:</td> <td style="width:30%;">Windsor</td> <td style="width:30%;">Locale:</td> <td></td> </tr> <tr> <td>Type:</td> <td>Commercial</td> <td>Park Name:</td> <td>N/A Not in Park</td> </tr> <tr> <td>Apx Year Blt:</td> <td>1976</td> <td>Years Est.:</td> <td></td> </tr> <tr> <td># Stories:</td> <td>1</td> <td># Bldgs:</td> <td>1</td> </tr> <tr> <td>Bldg. Dim:</td> <td></td> <td>Constr. Status:</td> <td>Existing</td> </tr> <tr> <td>Road Ftg.:</td> <td>Yes</td> <td>Prop. Dim:</td> <td></td> </tr> <tr> <td>Parcel Access ROW:</td> <td>No</td> <td>Easement # Ft:</td> <td>190</td> </tr> <tr> <td>Parcel Access ROW Apx Length / Width:</td> <td>/</td> <td>ROW for Other Parcel:</td> <td>No</td> </tr> <tr> <td>Apx Acres:</td> <td>1.29</td> <td>Common Acres:</td> <td>1.29</td> </tr> </table>	County:	Windsor	Locale:		Type:	Commercial	Park Name:	N/A Not in Park	Apx Year Blt:	1976	Years Est.:		# Stories:	1	# Bldgs:	1	Bldg. Dim:		Constr. Status:	Existing	Road Ftg.:	Yes	Prop. Dim:		Parcel Access ROW:	No	Easement # Ft:	190	Parcel Access ROW Apx Length / Width:	/	ROW for Other Parcel:	No	Apx Acres:	1.29	Common Acres:	1.29															
	County:	Windsor	Locale:																																																	
Type:	Commercial	Park Name:	N/A Not in Park																																																	
Apx Year Blt:	1976	Years Est.:																																																		
# Stories:	1	# Bldgs:	1																																																	
Bldg. Dim:		Constr. Status:	Existing																																																	
Road Ftg.:	Yes	Prop. Dim:																																																		
Parcel Access ROW:	No	Easement # Ft:	190																																																	
Parcel Access ROW Apx Length / Width:	/	ROW for Other Parcel:	No																																																	
Apx Acres:	1.29	Common Acres:	1.29																																																	
Schedule a showing																																																				
<table style="width:100%; border:none;"> <tr> <td style="width:25%;">Office/Ret. Apx SF:</td> <td style="width:15%;">4791</td> <td style="width:25%;"># Rooms:</td> <td style="width:15%;">5</td> <td style="width:20%;"># Truck Bays:</td> <td>0</td> <td style="width:10%;">Ceiling Height:</td> <td>Other</td> </tr> <tr> <td>Whrse/MFG Apx SF:</td> <td>0</td> <td># Restrooms:</td> <td>2</td> <td># Dock Doors:</td> <td>0</td> <td>Basement:</td> <td>None</td> </tr> <tr> <td>Apx Heat. SF:</td> <td>8078</td> <td># Employees:</td> <td></td> <td># Drive-In Drs:</td> <td>0</td> <td></td> <td></td> </tr> <tr> <td>Total Apx SF:</td> <td>8078</td> <td colspan="5">Business Name/Ph: Royal Diner (#1) () -</td> <td></td> <td></td> </tr> </table>	Office/Ret. Apx SF:	4791	# Rooms:	5	# Truck Bays:	0	Ceiling Height:	Other	Whrse/MFG Apx SF:	0	# Restrooms:	2	# Dock Doors:	0	Basement:	None	Apx Heat. SF:	8078	# Employees:		# Drive-In Drs:	0			Total Apx SF:	8078	Business Name/Ph: Royal Diner (#1) () -							<table style="width:100%; border:none;"> <tr> <td style="width:30%;">#Permitted Prkg Spc:</td> <td style="width:15%;">55</td> <td style="width:20%;">Curr. Leased:</td> <td style="width:15%;">Yes</td> <td style="width:20%;"># Rental Units:</td> <td></td> </tr> <tr> <td>#Permit.Peak Hr Trips:</td> <td></td> <td>Resort:</td> <td>No</td> <td># Lses/Tenants:</td> <td></td> </tr> <tr> <td>#Permit. Sewer Gal.:</td> <td>2952</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	#Permitted Prkg Spc:	55	Curr. Leased:	Yes	# Rental Units:		#Permit.Peak Hr Trips:		Resort:	No	# Lses/Tenants:		#Permit. Sewer Gal.:	2952				
Office/Ret. Apx SF:	4791	# Rooms:	5	# Truck Bays:	0	Ceiling Height:	Other																																													
Whrse/MFG Apx SF:	0	# Restrooms:	2	# Dock Doors:	0	Basement:	None																																													
Apx Heat. SF:	8078	# Employees:		# Drive-In Drs:	0																																															
Total Apx SF:	8078	Business Name/Ph: Royal Diner (#1) () -																																																		
#Permitted Prkg Spc:	55	Curr. Leased:	Yes	# Rental Units:																																																
#Permit.Peak Hr Trips:		Resort:	No	# Lses/Tenants:																																																
#Permit. Sewer Gal.:	2952																																																			
<p>Land Desc.: Downtown , Office Building</p> <p>Other Feat.: Handicapped Access , Hi-Spd Internet Avail. , Security System , Paved Parking , Public Restrooms , Shelving , Smoke/Heat Detector</p> <p>Sale Incl.: Land/Building</p> <p>Present Use: Mixed Use , Offices , Retail , Restaurant , Vacant</p>																																																				
<table style="width:100%; border:none;"> <tr> <td style="width:50%; vertical-align: top;"> <p>Exterior: Vinyl</p> <p>Roof: Shingle</p> <p>Access: State Highway</p> <p>Possession:</p> <p>Water: Municipal</p> <p>Sewer: Municipal</p> </td> <td style="width:50%; vertical-align: top;"> <p>Basement: Other-See Remarks</p> <p>Floors: Combinations</p> <p>Property Type: Commercial</p> <p>Heat/Cool/Fuel: A/C Partial , Propane</p> <p>Docs Avail.: Bylaws/Covenant , Deed , Floor Plan , Labor/Industry Permit , Permits/Licenses</p> <p>Poss. Finance: Other-See Remarks</p> </td> </tr> </table>			<p>Exterior: Vinyl</p> <p>Roof: Shingle</p> <p>Access: State Highway</p> <p>Possession:</p> <p>Water: Municipal</p> <p>Sewer: Municipal</p>	<p>Basement: Other-See Remarks</p> <p>Floors: Combinations</p> <p>Property Type: Commercial</p> <p>Heat/Cool/Fuel: A/C Partial , Propane</p> <p>Docs Avail.: Bylaws/Covenant , Deed , Floor Plan , Labor/Industry Permit , Permits/Licenses</p> <p>Poss. Finance: Other-See Remarks</p>																																																
<p>Exterior: Vinyl</p> <p>Roof: Shingle</p> <p>Access: State Highway</p> <p>Possession:</p> <p>Water: Municipal</p> <p>Sewer: Municipal</p>	<p>Basement: Other-See Remarks</p> <p>Floors: Combinations</p> <p>Property Type: Commercial</p> <p>Heat/Cool/Fuel: A/C Partial , Propane</p> <p>Docs Avail.: Bylaws/Covenant , Deed , Floor Plan , Labor/Industry Permit , Permits/Licenses</p> <p>Poss. Finance: Other-See Remarks</p>																																																			
<p>Remarks: This commercial building is of top quality construction and holds endless possibilities for the smart investor. Currently leased 2792 s.f. Diner is operating successfully and able to commit to a long term lease if the new owner wishes to continue. Over 5400 s.f. in addition to diner. Currently being shown for lease or purchase. High visability and great traffic flow. Location, location,location and an opportunity to mold this space to suit. Brand new project/no numbers.</p>																																																				
	<p>Accessed By: Rebecca Sanford</p> <p>Walnut Hill Realty, Llc</p> <p>417 Route 103 South</p> <p>Ludlow, VT 05149</p> <p>Listing Provided By: Rebecca Sanford</p>																																																			
	<p>Email : rsanford@walnuthillrealty.net</p> <p>Off. Ph# : (802) 228-5544</p> <p>Agt. Ph# : () -</p> <p>Cell Ph# : () -</p> <p>Walnut Hill Realty, Llc</p> <p style="text-align:right;">www.walnuthillrealty.net</p>																																																			

- - - The content relating to real estate for sale on this web site comes from the Internet Data Exchange program of the Vermont Real Estate Information Network, Inc. The REALTOR® supplying this information makes no representation or warranty about the accuracy or completeness of the information contained herein. All information should be verified by any purchaser before entering into a purchase and sale contract for the property. The information is for consumers' personal, non-commercial use and may not be used for any purpose other than identifying properties which consumers may be interested in purchasing. - - -

