

2319 U.S. Route 4, Killington

**\$798,000****MLS: 4084573**

<b>Prop Type:</b>	Commercial/Industrial	<b>Sub Property Type:</b>	Retail	<b>Sub Property Type 2:</b>	Business
<b>Status:</b>	Sale	<b>Building Status:</b>	Existing	<b>Total Bld SqFt:</b>	5,920
<b>Year Built:</b>	1976	<b>Acreage:</b>	1.59	<b>Total Avail Sqft:</b>	
<b>Ceiling Height:</b>		<b>Zoning:</b>	Commercial	<b>Divisible SqFt:</b>	
<b>Taxes:</b>	\$ 10,581.00	<b>Flood Zone:</b>	No	<b>Annual Income:</b>	\$
<b>Tax Year:</b>	2011	<b>Rail Available:</b>		<b>Annual Expenses:</b>	\$
<b>Surveyed:</b>	Yes				

<b>Location:</b>		<b>Construction:</b>	Wood Frame
<b>Parking:</b>	21+ Spaces	<b>Fuel:</b>	Oil
<b>Floors:</b>	Combinations , Concrete , Wood		

**Public Rems:** At the crossroads of Vermont, Bill's Country Store has the best location in the State for a retail business. For more than 30 years, this former Country Store supported three families that have now retired and is waiting for the right buyer. The main level has 3,000 square feet of retail space with walk-in cooler. The basement is another 3,000 feet with 13-foot ceilings that can be finished into wherever your imagination takes you. The upper level is a 3-BR apartment (almost 2000 sq. feet), and there is more storage space. Out building rent is \$3,600/year. Deed restrictions in several surrounding commercial properties deeds prohibit the sale of food products and beverages, among other very favorable facts for this property. Antiques are excluded from sale price. 275 Feet of U.S. highway frontage with superb visibility.

**Directions:** U.S. Route 4 - Junction of Killington Road & VT Route 100

**PREPARED BY****Judy Storch****Killington Valley Real Estate****PO BOX 236****Killington, VT 05751**

Lister: Judy Storch of Killington Valley Real Estate

**Email :** kvre@vermontel.net**Off. Ph# :** (802) 422-3610**Agt. Ph# :** (802) 422-3610 ext. 202**Cell Ph# :** (800) 833-5873**Fax Ph# :** (802) 422-3611[www.killingtonvalleyrealestate.com](http://www.killingtonvalleyrealestate.com)[www.killingtonvalleyrealestate.com](http://www.killingtonvalleyrealestate.com)

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