

FOR SALE

Mapleville Depot

Land for Sale by Interstate Exit 19



Lot 7 & Lot 8, Mapleville Depot Rd,
St ALBANS, VERMONT 05478



FERNANDO CRESTA

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GRANT BUTTERFIELD

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OVERVIEW

2 lots for sale in St. Alban's business park! These lots are PUDs which currently need build permits from the Town of St. Albans. Please reach out for the by-laws, or any additional questions. Permitted uses include dwelling, Three- and Four-Units.



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SALE PRICE

\$185,000- \$215,000

PROPERTY TYPE

Land

LOT-7 DETAILS

- 7,200 SF
- 36 Spaces
- Asking \$215,000

LOT-8 DETAILS

- 3,600SF
- 38 Spaces
- Asking \$185,000

CONDITIONAL USES

4.7.2 Conditional Uses

Agribusiness
Bank
Building Contractor Shop
Business Services
Cannabis Cultivation
Camping Sales & Services
Car Wash
Club
Community Garden
Convenience Store
Convenience Store with fuel pumps
Day Care Center
Dwelling, Multi Unit, Small
Dwelling, Multi Unit, Large
Equipment Sales and Service
Essential Public Services
Fast Food Restaurant
Funeral Home
Indoor Storage
Indoor Theater
Kennel, Animal Shelter, Animal-
Boarding, Veterinary Office
Light Industry
Lodging Establishment
Mobile Home Park
Modular or Mobile Home Sales
Motor Vehicle Repair, Service or Sales
Multi-Use Building
Outdoor Storage Facility
Parks
Place of Worship
Planned Unit Development (Mixed Uses)
Professional Office
Public Facilities
Pub, Tavern, or Bar
Publisher/Printer
Recreation Center
Research and Testing Facility
Restaurant
Retail Business
Retail Cannabis
Service Station
Skilled Nursing Facility
Storage and Distribution Facility
Supermarket
Theater
Transportation Terminal
Warehousing

INVESTMENT HIGHLIGHTS

- 1 minute from Interstate 89
- New development occurring nearby
- Professional Business Park



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NEDDE REAL ESTATE

747 PINE ST., SUITE 501, BURLINGTON, VT 05401

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PHOTO



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COMMERCIAL PHOTOS



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SITE PLAN



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SITE PLAN DETAILED



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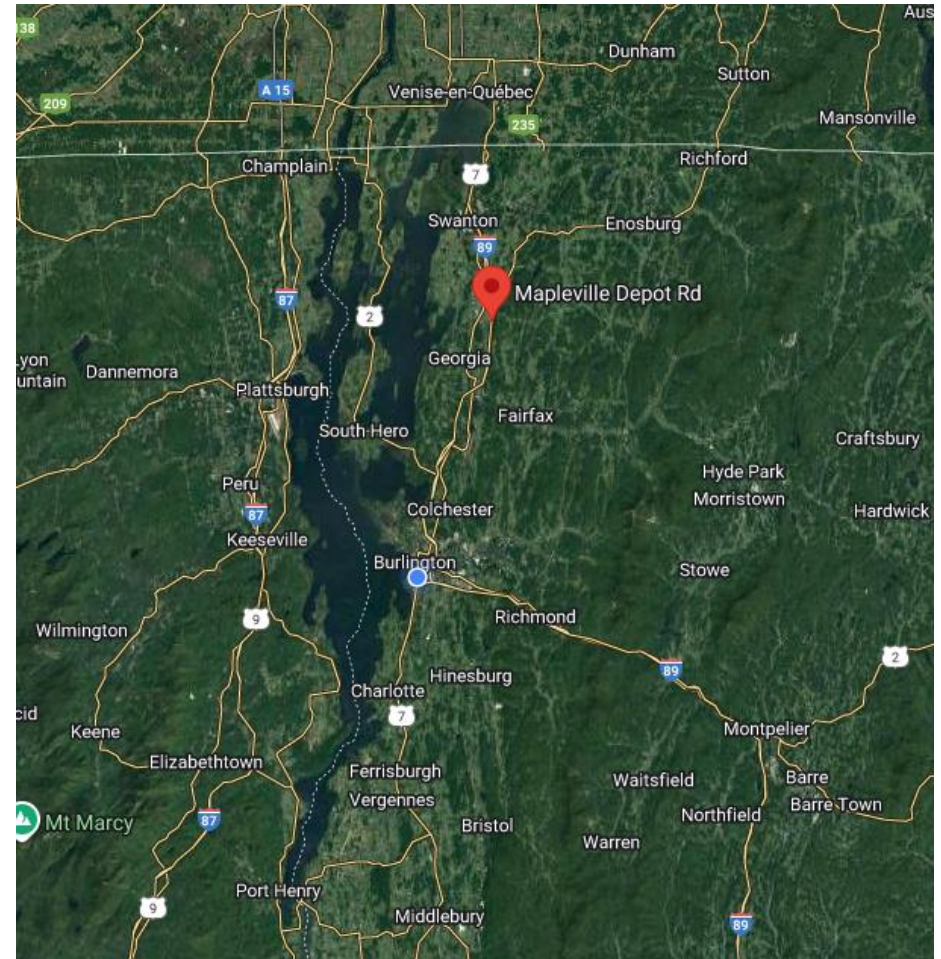
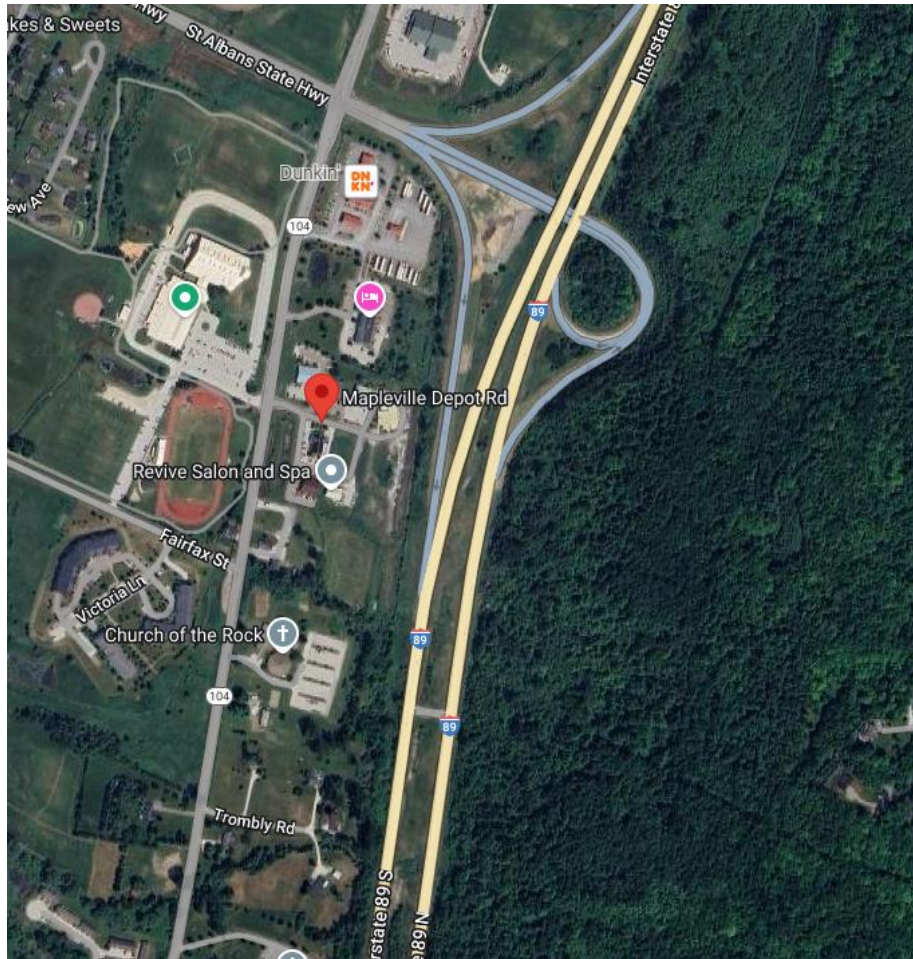
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GEOGRAPHIC AREA



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