

Commercial Property for Sale

1293 Route 7 South

Middlebury, VT



Lot Size: 5.26 Acres

-13,206 SF Office Building

-3,600 SF Shop Building

Features:

- Quality First Class Office Space
- Shop Building with 2 Drive-In Doors
- Ample Parking
- Vermont Gas
- Electrical Service: 200-Amp, Single Phase
- Municipal Water & Sewer
- Protected Highway District Zoning
- Average Daily Traffic: 12,223 VPD

Offering Price: \$2,350,000

Contact Information:

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NAI J.L. Davis Realty

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Executive Summary

The Headquarters building for BreadLoaf Construction offers a high quality office setting with great commercial exposure on a well traveled section of US Route 7.

The building's steel frame construction, rear shop building and ample parking provide great flexibility for future uses.

The Protected Highway Zoning District offers numerous uses including Healthcare Clinic, Commercial School, Light Industry & Manufacturing,

Floor plan includes 28 individual offices, open office areas, 5 meeting rooms, 4 bathrooms, 1 shower, and a kitchenette.

Interior Office Space
Conference Room

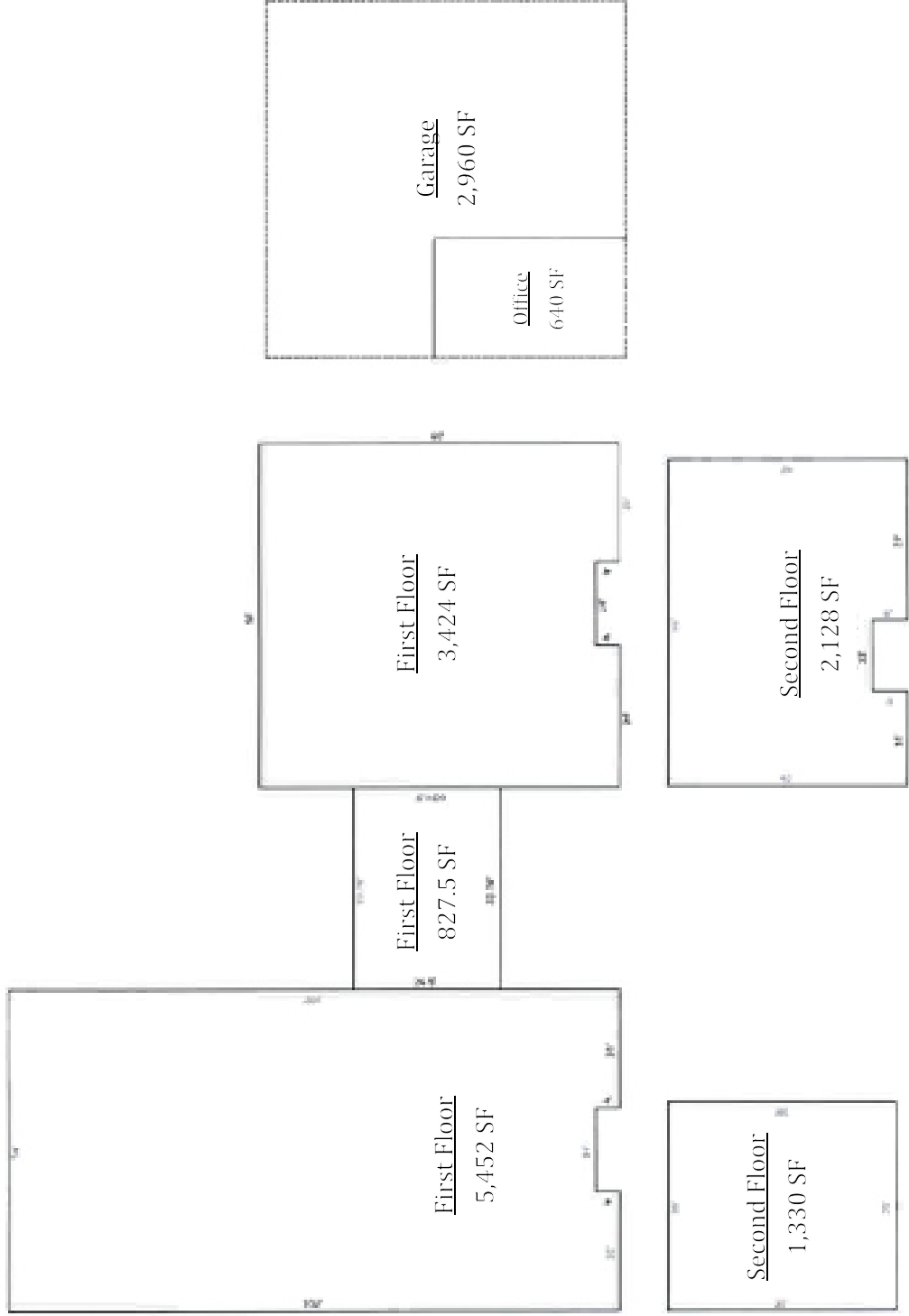


Rear Shop Space

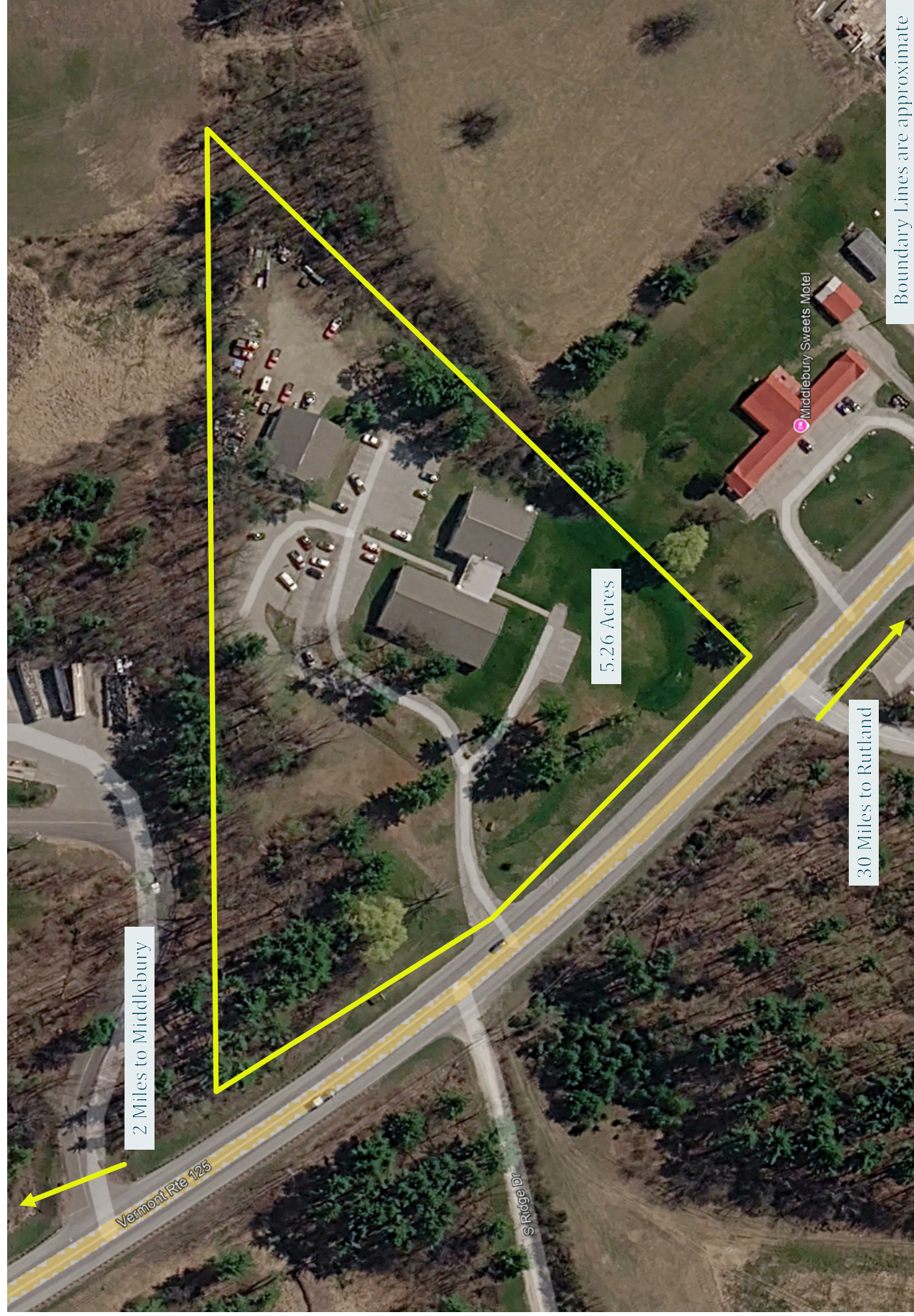
Exterior Photos



Floor Plan



Site Aerial



Location Aerial



Middlebury Zoning and Subdivision Regulations
Adopted Effective September 13, 2022

The purpose of the Protected Highway District (PHD) is to assure that land development along U.S. Route 7 will not impede the flow of traffic or reduce highway capacity and to provide a well-planned entrance to Middlebury. Where water and sewer are not available uses will be limited accordingly. This district will continue to encourage campus-quality or corporate headquarters-type development and heavy commercial uses are to be designed so as not to detract from the aesthetic objectives of this district.

The General Commercial (GC) District provides for uses of a general commercial or light industrial type which are not possible or desirable in the CB, MU or PHD districts due to lack of space, the need for truck loading/unloading facilities or aesthetic concerns in those areas.

II. DIMENSIONAL STANDARDS (DOWNTOWN AND MIXED-USE DISTRICTS)

A. Lots and structures must meet the dimensional standards below.

		CB	HI	MU	PHD	GC
Lots sf and duplex require the same min lot size						
(1)	Minimum lot size (sf)	4,000	10,000	10,000	43,560	43,560
(2)	Minimum lot frontage (ft)	40	100	100	200	150
(3)	Maximum lot coverage (%)	100	90	80	60	80
(4)	Minimum lot area per dwelling, 3+ units (sf)	no max	no max	2,178	N/A	N/A
Setbacks Distance from structure to property lines						
(5)	Minimum front setback (ft)	0	0	10	50	35
(6)	Minimum side or rear setback (ft)	0	10	10	50	25
Structures 2 stories may include a partial third floor under the roof slope						
(7)	Maximum full stories	6.0	3.0	3.0	2.0	3.0
(8)	Maximum building height (ft)	70	50	50	35	50
(9)	Max. building footprint (sf)	12,000	18,000	24,000	24,000	24,000

III. ALLOWED USES (DOWNTOWN AND MIXED-USE DISTRICTS)

- A. Permitted Uses (P). The Zoning Administrator may issue a zoning permit for the listed use.
- B. Site Plan Review (S). A landowner must obtain site plan approval before the Zoning Administrator may issue a zoning permit for the listed use. P/S means site plan review is required for a permit to be issued.

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C. Conditional Uses (C). A landowner must obtain a conditional use approval before the Zoning Administrator may issue a zoning permit for the listed use. C/S means that both Conditional Use review and Site Plan review are required for a permit to be issued.

D. Prohibited Uses (X). The listed use is not allowed.

Residential Uses		CB	HI	MU	PHD	GC
(1)	1-unit residence	P	P	P	X	X
(2)	2-unit residence	P	P	P	X	X
(3)	3-unit residence	P	P/S	P/S	X	X
(4)	4-unit residence	P/S	P/S	P/S	X	X
(5)	5 or more unit residence	P/S	P/S	P/S	X	X
(6)	Student housing	X	C/S	C/S	X	X
(7)	Accessory dwelling	X	P	P	X	X
(8)	Home occupation	P	P	P	X	X
(9)	Home business	P/S	P/S	P/S	X	X
(10)	Family childcare home	P	P	P	X	X
(11)	Bed and breakfast	X	P	P	X	X
(12)	Rooming and boarding house	X	P/S	P/S	X	X
(13)	Short-term rental	P	P	P	X	X
(14)	Residential care home	X	P	P	X	X
(15)	Residential care facility	X	P/S	P/S	X	X
(16)	Recovery residence	X	C/S	C/S	X	X
(17)	Transitional housing	X	P/S	P/S	X	X
Commercial Uses		CB	HI	MU	PHD	GC
(18)	Lodging facility*	P/S	P/S	P/S	C/S	C/S
(19)	Office	P/S	P/S	P/S	C/S	C/S
(20)	Service business*	P/S	P/S	P/S	X	X
(21)	Retail store*	P/S	P/S	P/S	C/S	C/S
(22)	Neighborhood market*	X	P/S	P/S	X	X
(23)	Healthcare clinic/office	X	X	P/S	C/S	P/S
(24)	Lawn, garden or farm supply	X	X	P/S	C/S	C/S
(25)	Lumberyard or building supply	X	X	P/S	C/S	C/S
(26)	Repair service	X	X	C/S	C/S	C/S
(27)	Fueling station or carwash	X	X	C/S	C/S	C/S
(28)	Sales lot	X	X	X	C/S	C/S
(29)	Storage or distribution service	X	X	X	C/S	C/S
(30)	Commercial school	P/S	P/S	P/S	P/S	P/S
(31)	Publishing	P/S	P/S	P/S	X	P/S

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(32)	Veterinary or animal services	X	C/S	C/S	C/S	C/S
(33)	Catering or commercial kitchen	P/S	P/S	P/S	X	P/S
(34)	Restaurant*	P/S	P/S	P/S	P/S	P/S
(35)	Bar*	C/S	C/S	C/S	X	C/S
(36)	Mobile food service	P/S	P/S	P/S	X	P/S
(37)	Performance venue	C/S	C/S	X	C/S	X
(38)	Social club	P/S	P/S	P/S	P/S	X
(39)	Event facility	C/S	C/S	C/S	C/S	C/S
(40)	Farmer's market (§780)	P/S	P/S	P/S	P/S	P/S
(41)	On-farm business	X	X	X	X	X
(42)	Agricultural enterprise	X	C/S	C/S	C/S	C/S
(43)	Commercial fruit & veg stand (§782)	X	X	P/S	P/S	P/S
(44)	Slaughterhouse	X	X	X	C/S	C/S
(45)	Commercial outdoor rec facility	C/S	C/S	C/S	C/S	C/S
(46)	Commercial forestry operations	X	X	X	C/S	X
(47)	Contractor storage yard/ shop	X	X	X	X	C/S
(48)	Salvage yard or recycling center	X	X	X	C/S	C/S
(49)	Soil, sand & gravel extraction (§786)	X	X	X	X	X
(50)	Quarrying (§788)	X	X	X	X	X
Manufacturing Uses		CB	HI	MU	PHD	GC
(51)	Light industry	C/S	C/S	C/S	C/S	C/S
(52)	Wood products manufacturing	C/S	C/S	C/S	C/S	C/S
(53)	Machine or metal fabrication	X	X	C/S	C/S	C/S
(54)	Food/beverage manufacturing*	C/S	C/S	C/S	C/S	P/S
(55)	Laboratory or research facility	P/S	P/S	P/S	C/S	P/S
(56)	Wholesale trade	X	X	P/S	P/S	P/S
(57)	Transportation services	C/S	C/S	C/S	X	P/S
(58)	Information services	P/S	P/S	P/S	X	P/S
(59)	Communications antenna	P/S	P/S	P/S	P/S	P/S
Institutional/ Community Facility Uses		CB	HI	MU	PHD	GC
(60)	Childcare facility	P/S	P/S	P/S	P/S	P/S
(61)	Religious institution	P/S	P/S	P/S	P/S	P/S
(62)	Funeral services	X	X	P/S	C/S	X
(63)	Public assembly facility	C/S	C/S	C/S	C/S	C/S
(64)	Museum or library*	P/S	P/S	P/S	X	X
(65)	Artist gallery or studio*	P/S	P/S	P/S	P/S	X

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(66)	Indoor recreation facility	P/S	P/S	P/S	C/S	C/S
(67)	Public outdoor recreation facility	P/S	P/S	P/S	X	C/S
(68)	Government facility*	P/S	P/S	P/S	P/S	P/S
(69)	Community center*	P/S	P/S	P/S	X	X
(70)	Supervision or rehabilitation services (includes residential)	C/S	C/S	C/S	X	X
(71)	Social assistance, welfare and charitable services (excludes residential)	C/S	C/S	C/S	P/S	C/S
(72)	Services for the elderly and disabled	C/S	C/S	C/S	P/S	C/S
(73)	Educational institution, primary or secondary	P/S	P/S	P/S	X	X
(74)	Educational institution, post-secondary	P/S	P/S	P/S	X	X
(75)	Utility facility or essential services	P/S	P/S	P/S	P/S	P/S
(76)	Public parking facility	P/S	P/S	P/S	X	X
(77)	Private parking facility	X	X	C/S	X	X

IV. DISTRICT STANDARDS (DOWNTOWN AND MIXED USE DISTRICTS)

A. Central Business District (CB)

- For buildings with frontage on Main Street, Merchants Row or Park Street, street level uses must only consist of “active street-level uses” intended to attract pedestrian activity and be directly accessible from the sidewalk. Street-level spaces with frontage on and primary access from Frog Hollow alley are not included in this provision. The floor area within the building occupied by street-level uses must not be less than 30 feet deep as measured from the street-facing building facade. Allowed uses that qualify as “active street-level uses” are indicated in the use table with an asterisk*.
- Drive-through facilities are prohibited.

B. Heritage Industrial District (HI)

- Drive-through facilities are prohibited.

C. Mixed Use District (MU)

- Drive-through facilities will require conditional use approval.

D. Protected Highway District (PHD)



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

NAI/J.L. Davis Realty

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Jeff Nick

Printed Name of Agent Signing Below

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign