

Tuesday, April 20 • 11:00 a.m.

# UNBELIEVABLY CLEAN COMMERCIAL INDUSTRIAL BUILDING AUCTION

10 Spencer Drive • Bellows Falls, Vermont



## STATISTICS:

26,000± Square Foot Commercial/Industrial Building on 3.62± Acres, Set-up for Manufacturing. Unbelievably Clean and Well Set Up.

**Building Siding:** Majority T-111 and Vinyl.

**Building Attributes:** Rubber Membrane & Metal Roof, Steel Frame Structure, 3 Offices, 3 Rest Rooms and Locker Area, Oil Fired/Hot Water Heat; 3-Zone Central Air Conditioning; Padded Floors, Sprinklered, 3 Phase Power, Powered Loading Docks, Municipal Water & Sewer, Asphalt Paved Parking, and Engineering Room.

**Directions:** Off Exit 6 on I-91N.

**Inspection:** Available by Appointment.

## TERMS:

The Auction will be conducted by MDG's auctioneers. All bidders will be required to register with MDG prior to bidding and submit a deposit in the form of a bank teller or cashier's check payable to MDG

in the amount of Twenty-Five Thousand Dollars (\$25,000.00) in order to be eligible to bid. At the conclusion of the Auction, the successful bidder will be required to enter into a written agreement to purchase the Property in a form to be provided by the Bank (the "Real Estate Agreement") and increase its deposit with MDG to fifteen percent (15%) of the final bid price. The closing on the sale of the Property shall take place within thirty (30) days of the conclusion of the Auction (the "Closing") at the Bank's offices in South Burlington, Vermont or such other place as may be mutually agreed upon between the Bank and the successful bidder.

All real estate brokers desiring to participate will be required to register with MDG prior to the Auction, deliver a duly executed broker's agreement to MDG and provide evidence that they are duly licensed under the laws of the State of Vermont in order to participate.

Martin I. Davis, Auctioneer VT License #057-0000830.

VISIT OUR WEBSITES FOR MORE PHOTOS, DETAILS AND CATALOG!

412.521.5751  
[www.mdavisgrp.com](http://www.mdavisgrp.com)

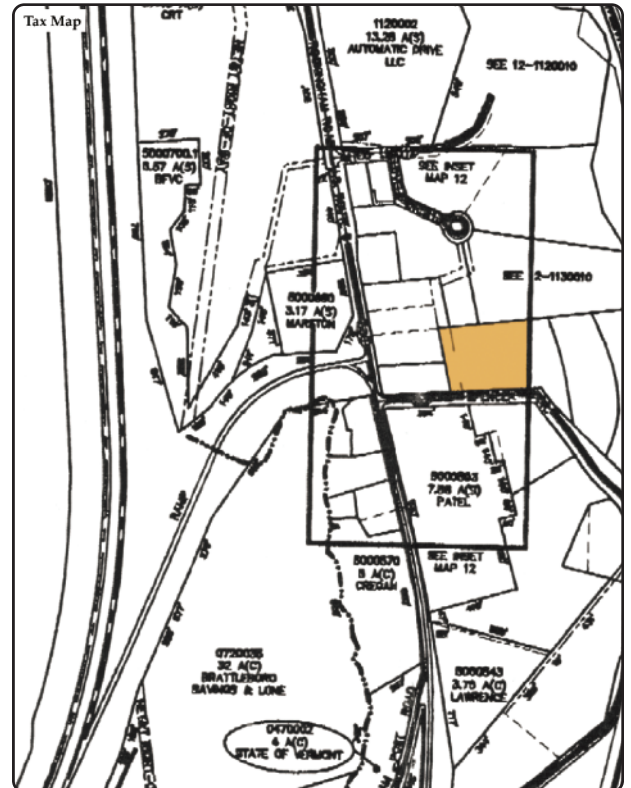
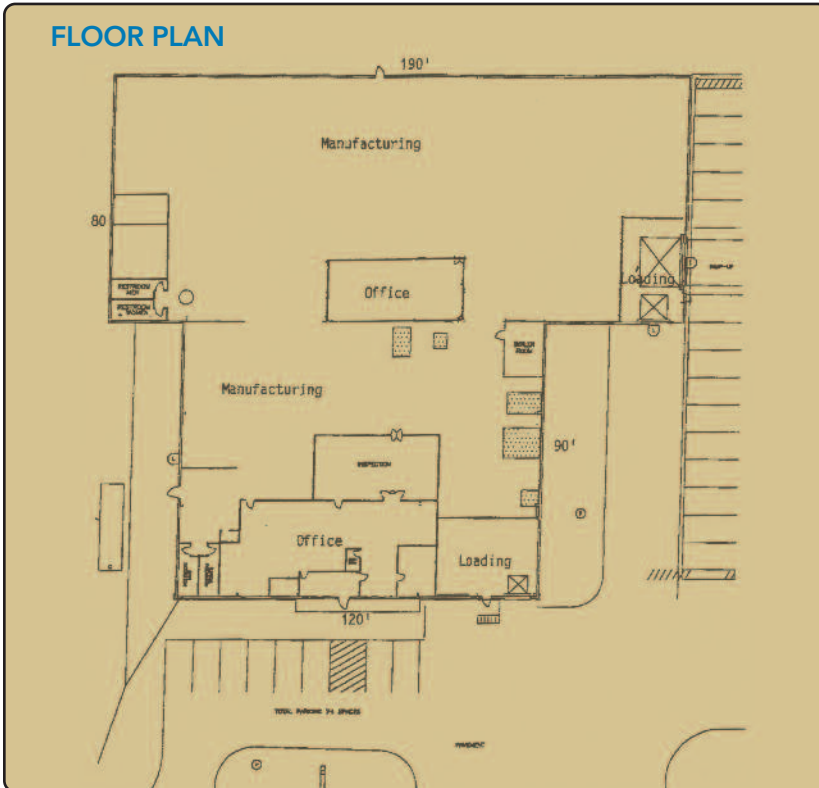
5865 Forbes Avenue / 2nd Floor  
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Linda I. Letourneau, Brokerage  
210 College Street / Suite 201  
Burlington, VT 05401

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G R O U P



**ZONING - COMMERCIAL/INDUSTRIAL:**

The subject property is located within a Commercial-Industrial (C-I) zoning district and is in conformance. The following are the zoning regulations from the Rockingham Zoning Bylaws for the C-I district. The subject property appears to conform to current zoning regulations.

**PERMITTED USES:**

- |                          |                                |
|--------------------------|--------------------------------|
| 1. Religious Institution | 8. Hotel/Motel                 |
| 2. Community Center      | 9. Mortuary                    |
| 3. Dormitory Use         | 10. Indoor Recreation          |
| 4. Club                  | 11. Parking                    |
| 5. Retail Store          | 12. Accessory Use or Structure |
| 6. Personal Service      | 13. Residence Office           |
| 7. Business Office       |                                |

**CONDITIONAL USES:**

1. One Family Dwelling
2. Gasoline Station
3. Commercial Drive-In Facility
4. Motor Vehicle Sales
5. Enclosed Manufacturing
6. Trucking Terminal
7. Mobile Home Sales
8. Storage
9. Restaurant Without Lounge
10. Restaurant With Lounge/Bar
11. Public/Municipal Facility
12. Other General Commercial and Industrial Uses
13. Residence Office

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