

# COMMERCIAL BUILDING FOR SALE

Saint Albans, Vermont



**Location:**

26-34 Catherine Street, Saint Albans, VT

**Pricing:**

\$685,000

**Building Size:**

10,000 +/- SF with an additional 1,464 +/- SF building  
.50 +/- Acres

**Income & Expenses:**

Income-  
\$73,200/year

Expenses-  
Taxes - \$9,885  
Insurance - \$1,595  
Snow - \$850 (approx)

Tenants take care of paying their own  
trash, water, electric and gas

**Features:**

- \* 3 tenants with leases in place
- \* All tenants have been there for many years with the potential to be there for many more, great for investors!
- \* Natural gas heat
- \* 32 parking spaces
- \* New roof
- \* New siding
- \* Many interior upgrades, including ceilings and carpet

**POMERLEAU**  
REAL ESTATE



**FOR MORE INFORMATION CONTACT**

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