

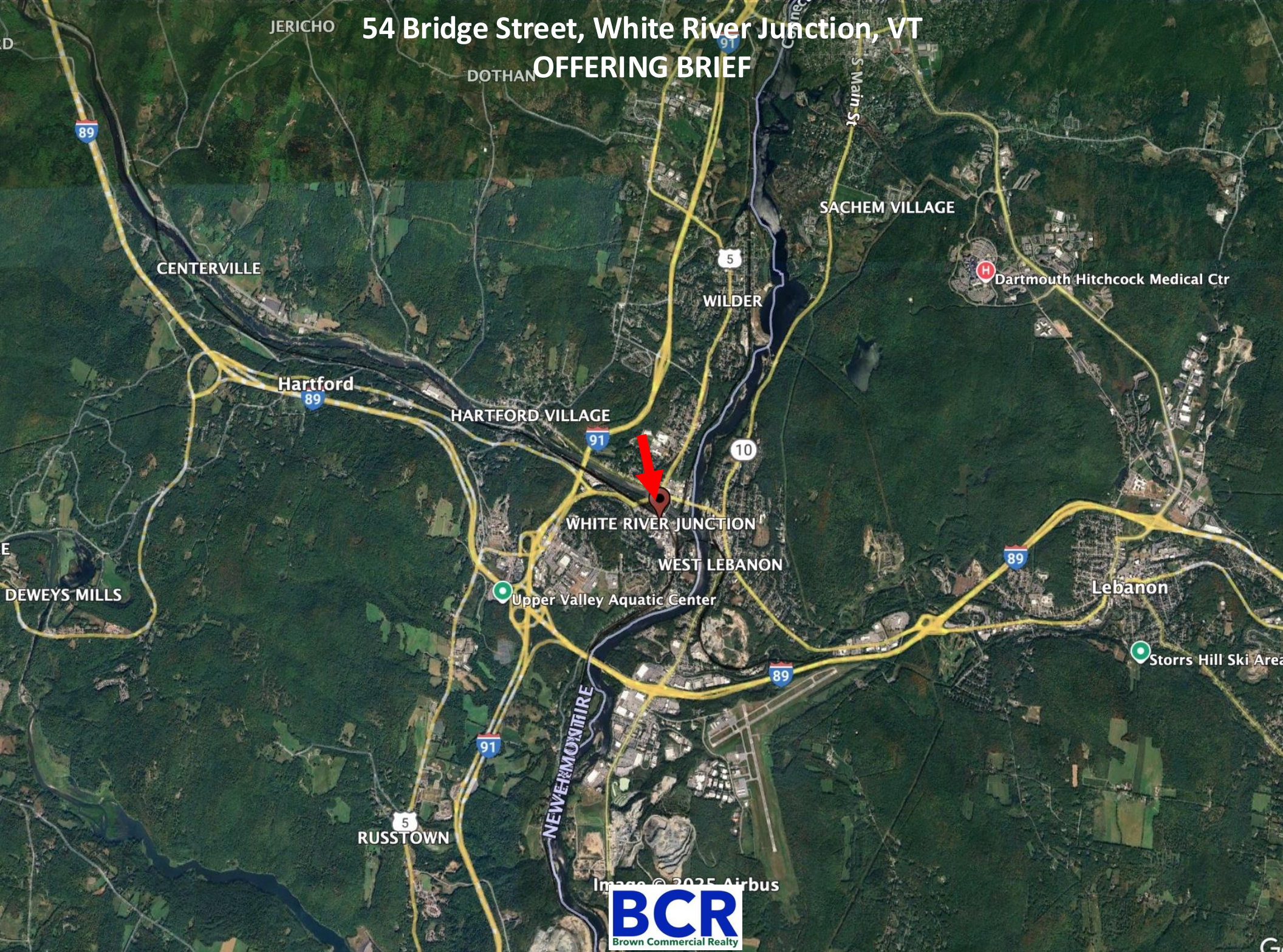
54 Bridge Street, White River Junction, VT

OFFERING BRIEF

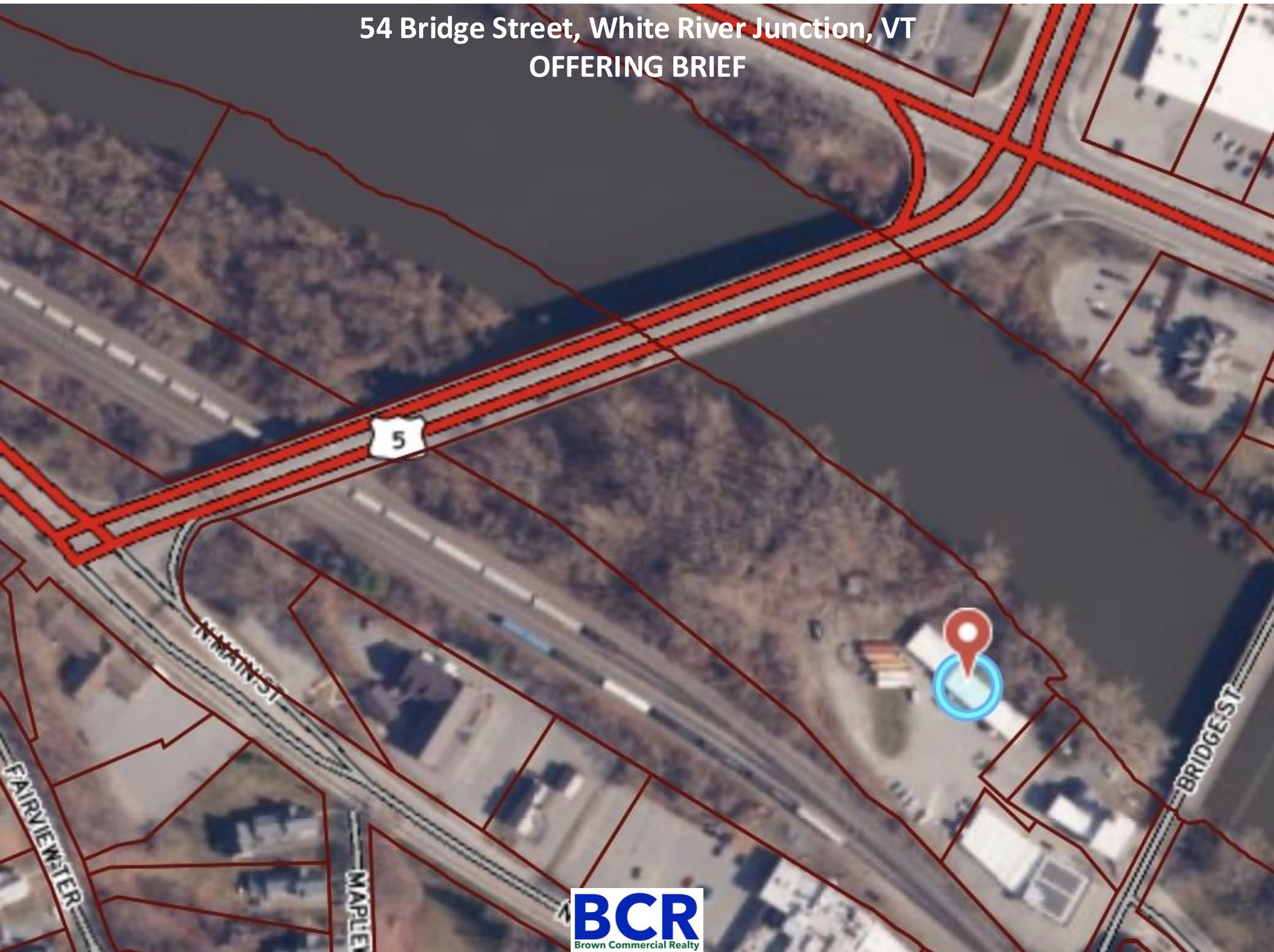
5,481 SF Building on a 6.4 acre site
On Town Water & Sewer
Zoning District: Central Business
PRICE: \$575,000 (\$105/SF)



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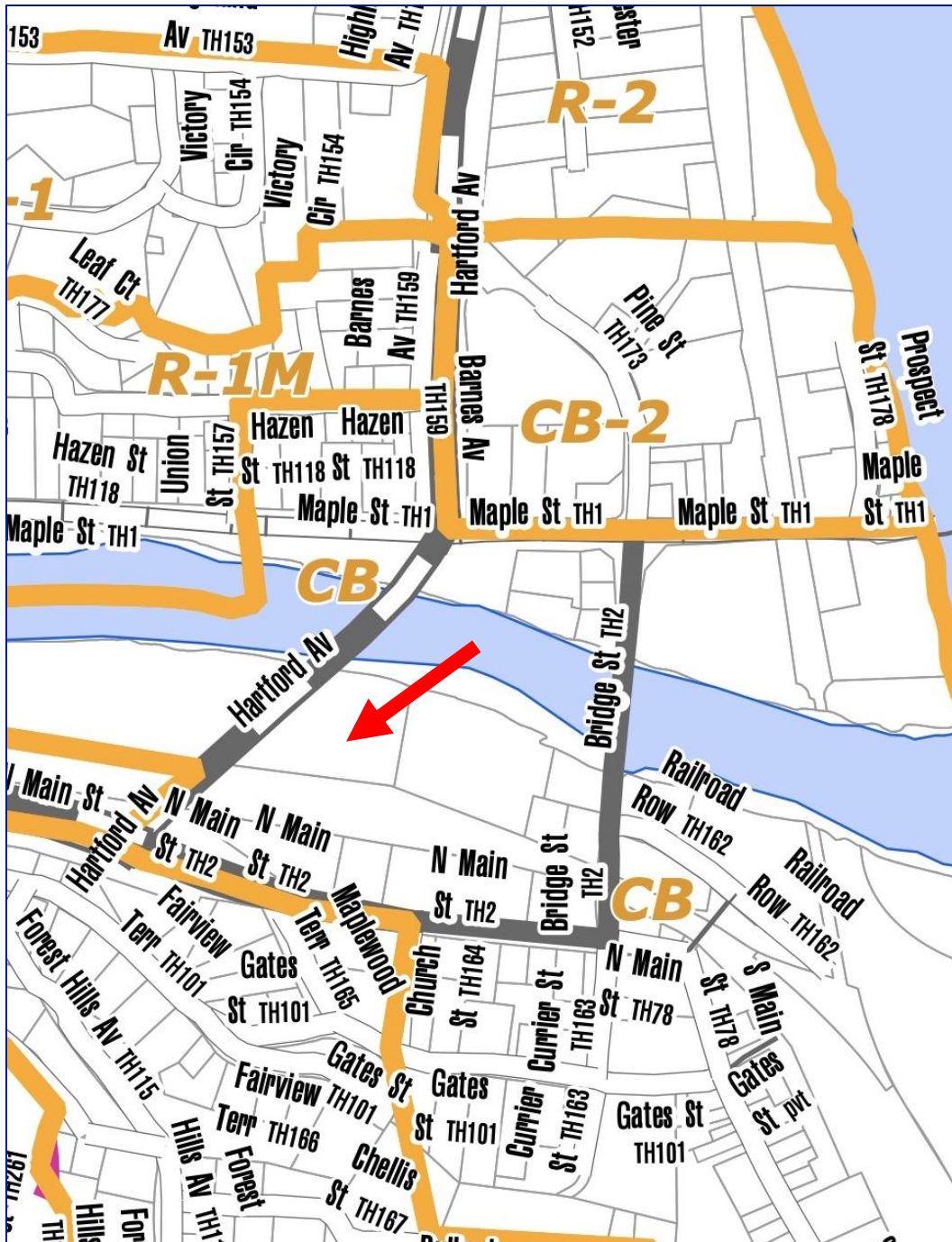
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Zoning



"CB" CENTRAL BUSINESS ZONING DISTRICT

Objective

To provide for intensive mixed use development in an area that has been served as Hartford's commercial center for more than a century. The area is particularly suited to compact development due to the availability of public parking, public water and sewer services, and public transportation. Approved uses should be consistent with the role of the district as a historic, pedestrian-friendly center for retail, business, and tourist activities, public services and high-density housing.

Uses: Only commercial development shall be allowed on the first floor street front portion of a building within the boundary of the village center as specified in Section 2-1 and 2-2 of these Regulations.

Permitted Uses*

- Bakery
- Banking, Financial Institution
- Bar
- Bed & Breakfast
- Dwelling, Multi-Unit
- Food Assembly/Catering
- Funeral Home
- Hotel, Motel, Inn
- Medical Clinic
- Mixed Use Building
- Museum ≤ 10,000 Sq. Ft.
- Nursing Care Facility
- Office ≤ 10,000 Sq. Ft.
- Place of Worship
- Printing, Publishing
- Public Assembly Facility < 2,500 Sq. Ft.
- Public Information Facility
- Restaurant
- Retail ≤ 10,000 Sq. Ft.
- Veterinary Clinic

Permitted Upon Issuance of a Conditional Use Permit*

- Contractor's Shop
- Contractor's Yard
- Daycare Facility
- Dwelling Unit, Single
- Dwelling Unit, Two
- Farmstand
- Garden Center
- Home Business
- Hospital/Medical Center
- Kennel
- Light Manufacturing/Industry
- Light Manufacturing/Retail Sales
- Lodging House
- Motor Vehicle Car Wash
- Motor Vehicle Fueling Facility
- Motor Vehicle Repair
- Motor Vehicle Sales
- Motor Vehicle Service Station
- Museum > 10,000 Sq. Ft.
- Office > 10,000 Sq. Ft.
- Open Air Market
- Parking Facility
- Passenger Terminal
- Public Assembly Facility ≥ 2,500 Sq. Ft.
- Public Facility
- Recreational Facility
- Research, Testing Laboratory
- Retail > 10,000 Sq. Ft.
- School
- Storage, Mini/Self
- Warehouse

Minimum Area and Dimensional Standards

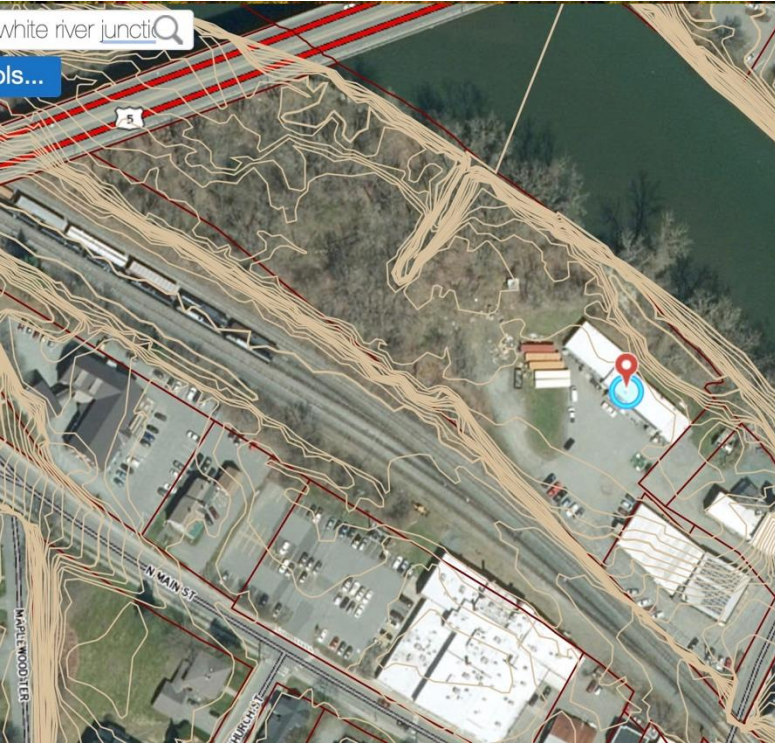
Class	Area (in square feet)		Lot Dimensions (in feet)		Setbacks (in feet) (From Property Lines)		
	Per Dwelling	Per Lot	Width	Depth	Front	Side	Rear
1	2 FAR	2,000	25	N/A	0	0	0

Maximum Lot Coverage: 90%

* See Sections 2-5 and 4-1 regarding required reviews and approvals

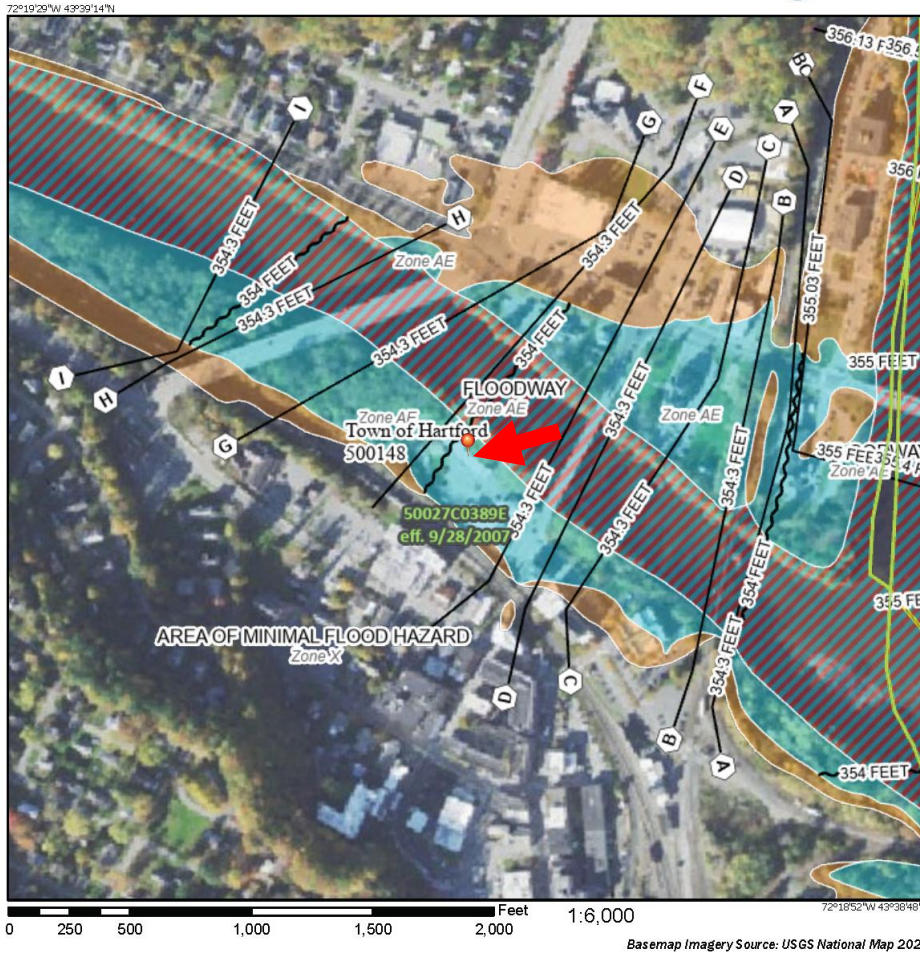
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Topographic



In Flood Plain Zone AE

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL HAZARD HAZARD AREAS	
	Without Base Flood Elevation (BFE) Zone A, V, AH, S
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	
	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

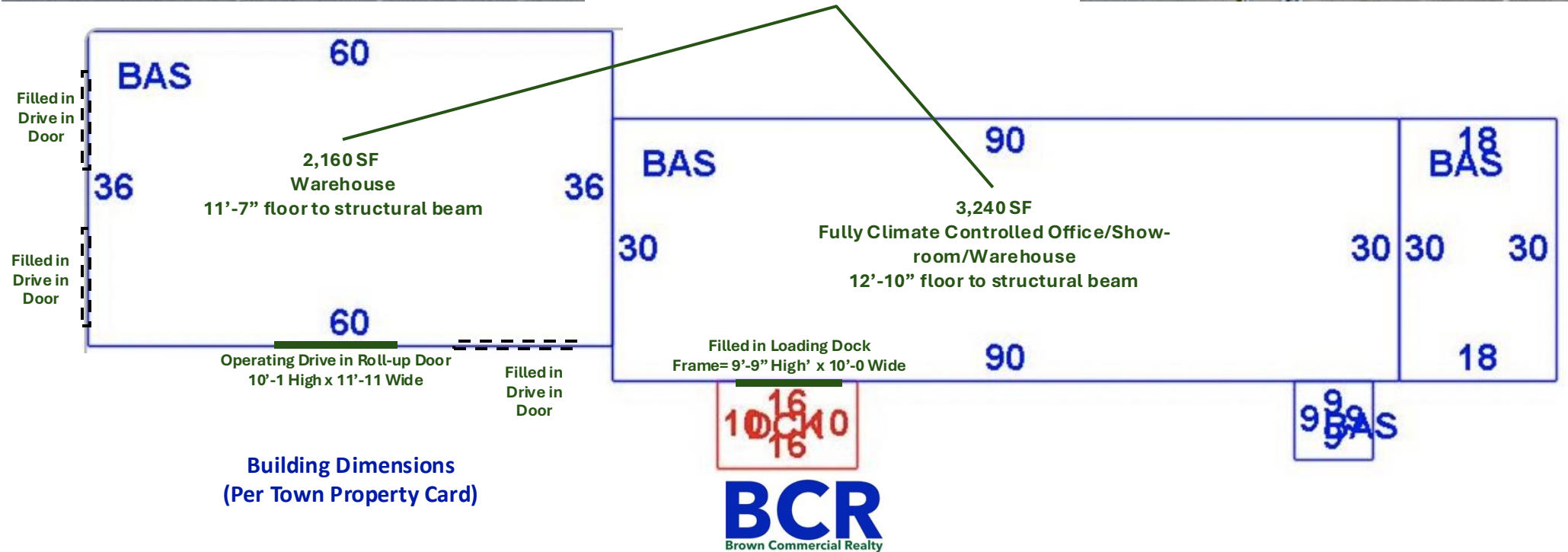
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/22/2025 at 2:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMP panel number, and FIRMP effective date. Map images for unappared and unmodified areas cannot be used for regulatory purposes.

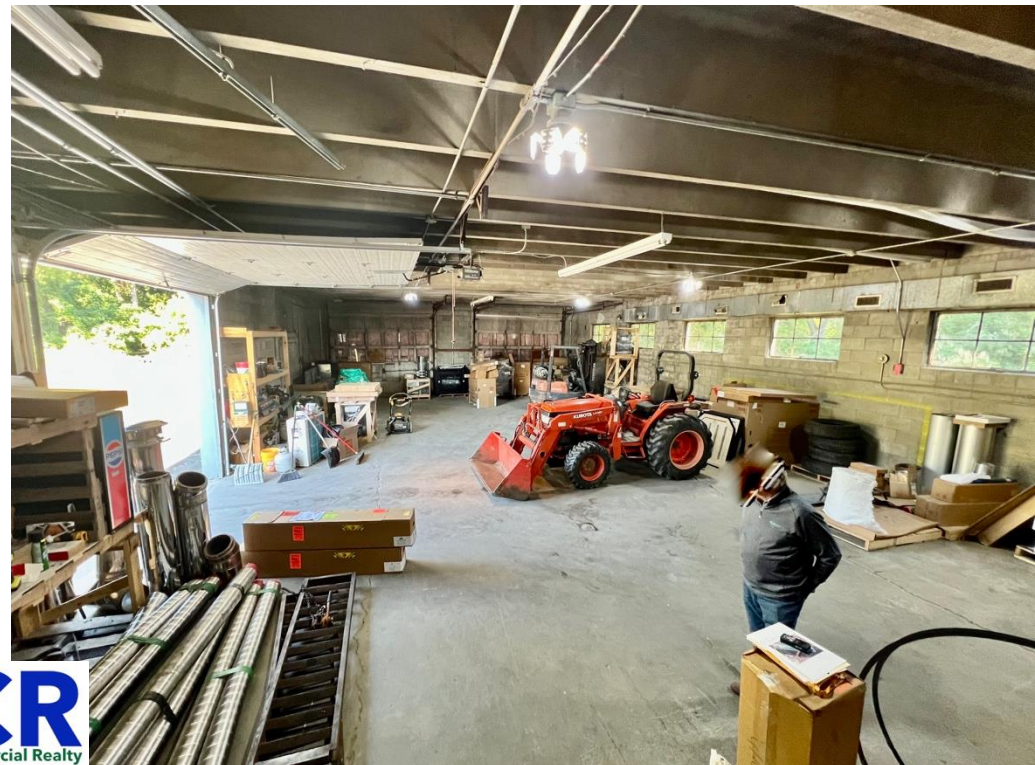
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5,481 TOTAL INTERIOR SF



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Facts

Zoning:	Central Business (CB)
Land Size:	6.4 acre
Building SF:	5,481SF
Year built/Construction	1950 / Concrete Block
Roof:	Rubber Membrane
HVAC	Propane fired FHA and Central AC and mini split in Office/Showroom area Modene ceiling unit in warehouse
Sprinkler:	None
Utilities	City Water & Sewer
Signage	Existing Pilon Sign
Docks:	(1) loading dock (currently boarded up), and (1) drive in
Clear Heights:	11'-7" warehouse area; 12'-10 office/showroom area

EXPENSES	\$	\$/SF
RE TAX	\$7,550.00	\$1.38
PROP.INSURANCE	\$2,740.50	\$0.50
FLOOD INSURANCE	\$7,500.00	\$1.37
PLOW & LANDSCAPE	\$1,200.00	\$0.22
REPAIRS & MAINTENANCE	\$5,400.00	\$0.99
WATER & SEWER	\$640.00	\$0.12
PROPANE	\$5,000.00	\$0.91
ELECTRIC	\$2,400.00	\$0.44
TOTAL	\$32,430.50	\$5.92

PRICE:
\$575,000

Sources

Information provided in this brochure has been obtained from sources believed reliable, including the property owner, the Town of Hartford, and other local sources. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the reader's responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property or the market.





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

NON-DESIGNATED AGENCY

This form has been presented to you by:

I / We Acknowledge

Receipt of This Disclosure

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Declined to sign

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