

THE EQUITY GROUP REALTORS

White River Jct. VT

Prime retail site

I-89 & I-91 Intersection— combined 40,000 VPD

9/10 acre

Easy on/off

Interstate Frontage

Drive thru allowed

\$1,200,000



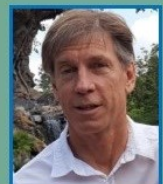
James P. Ward

Licensed Broker NH & VT

603 448 8000

264 Lafayette Rd. #10, Portsmouth NH

EquityGroupRealtors.com



9/10 AC. @ I-91 & I-89

1049 North Main Street

Hartford

VT 05001



MLS #	5049653	Status	Active
Property Class	Commercial	Road Frontage	Yes
	Sale	RdFntLngh	202
Village/Dist/Locale		Gross Income	
Year Built	1980	Expenses - Annual	
Construction Status		Net Income	
Building Area Total	3,174	Lot Size Acres	0.90
Total Available Area		Lot Size Square Feet	39,204
Zoning	commercial	Traffic Count	14,000
	retail	Business Type Use	Bank, Convenience Store, Food
Taxes TBD	No		
Tax Annual Amount	\$22,450.00		



3343-0
264 Lafayette Rd #10
Portsmouth NH 03801
Off: 603-448-8000

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Among last of retail sites at this high demand high entry bar intersection of I-89 and I-91. Just off ramp, visible to travelers at exit. Adjacent to new roundabout. Frontage on I-91 northbound. (sign restrictions to 25ft height, 150 sf) . Underserved market for highway travelers into VT & NH. Lack of food choices and hospitality for this high traffic area. Small area of commercially zoned land at this intersection. Among best locations for visibility, and ease of ingress, egress. Currently 2 curb cuts. Zoning for most retail, drive thru allowed. Area of major auto dealerships. 40,000 VPD combined for I-89 and I-91. 10,000 VPD curbside. Possible uses- Restaurant, bank, convenience store, coffee, fast food, drive through, motel, quick lube, auto related, sales, repairs, rentals. Clean site with Phase I and II, closure report available. Former gas station, 3 repair bays, 2 car wash bays (newer equipment available at \$300,000) 1980 building of 3174 SF. 480 SF Canopy. Limited VT land use Act 250 review in this zone, saves time and engineering costs. Lot coverage of 90%. Height limit of 60 feet. Potential of a rare opportunity for signage visible to the Interstate. Ideal for hotel exposure.

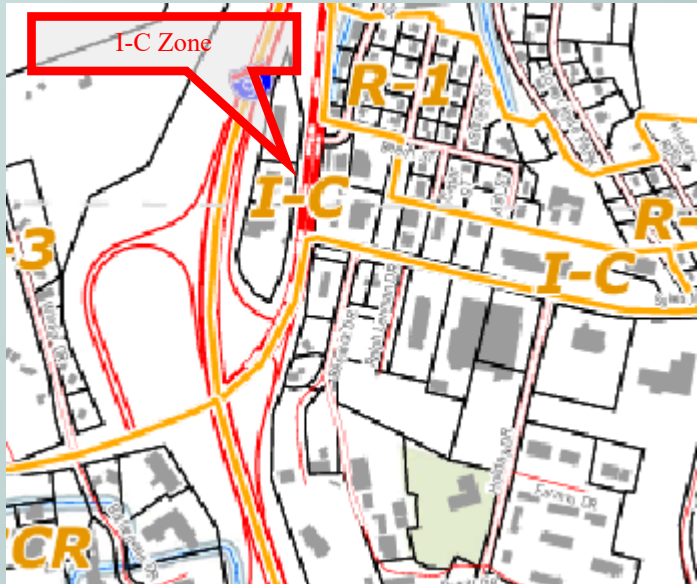
90% lot coverage, 40k VPD Interstate, 10K curbside, 60 ft Height, drive thru capable

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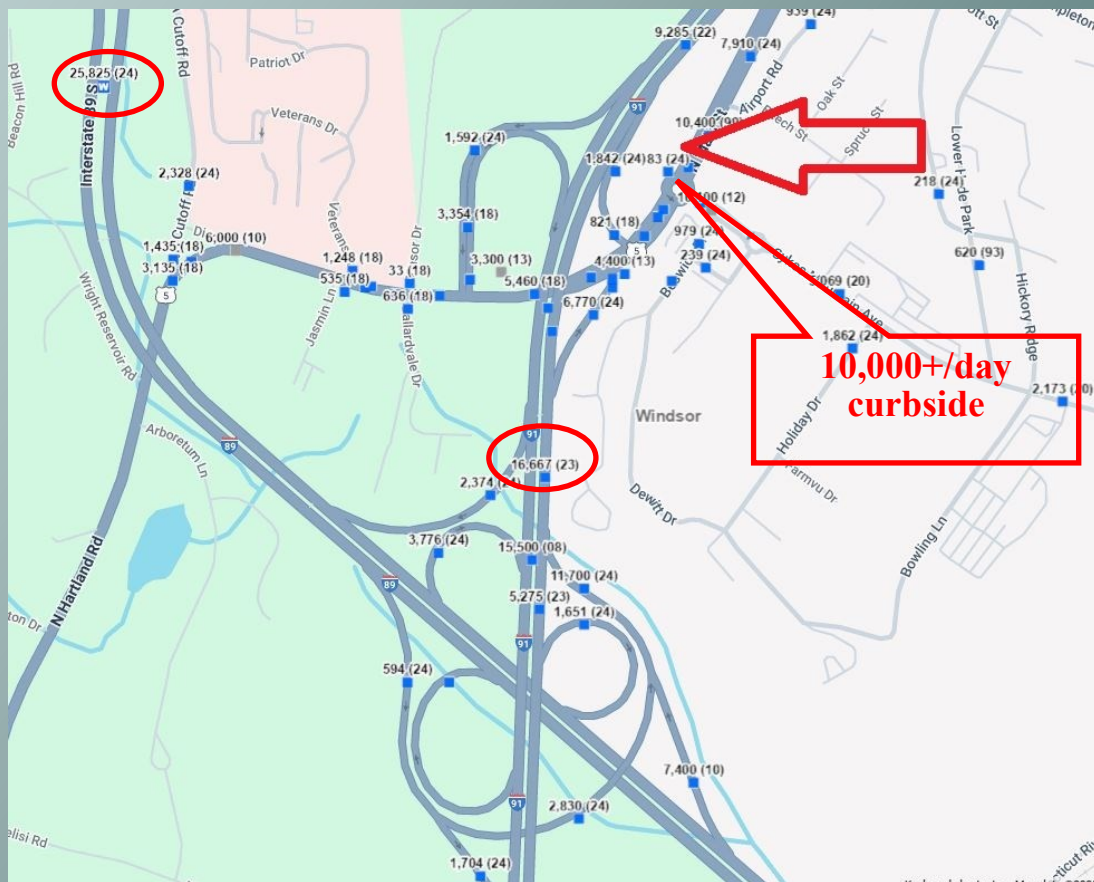
Listed By:

James Ward - Equity Group Real Estate Broker Inc.

Zoning



VT trans traffic count	
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Site





Existing 2 curb cuts, Adjacent to new roundabout, Existing 1800 SF Building ,5 bays, canopy,



FORMER SUNOCO GAS STATION– CLOSED, CLEAN SITE,
2 NEWER ROLLOVER CAR WASH AVAILABE FOR \$300,000



Table of uses



ZONING REGULATIONS

Town of Hartford

171 Bridge Street, White River Junction, VT 05001

802-295-3075

I-C

INDUSTRIAL-COMMERCIAL ZONING DISTRICT

Objective

To reserve locations for commercial and light industrial operations which require larger lots than are available in other commercial districts. The I-C Districts offer large, relatively level tracts of land with good highway access and sufficient distance to buffer existing residential neighborhoods.

Permitted Uses*

Adult-oriented business
Agriculture
Bakery
Banking, financial institution
Bar
Farmstand
Food assembly/catering
Funeral home
Garden center
Hospital/Medical center
Hotel, motel, inn
Light manufacturing/industry
Light manufacturing/retail sales
Medical clinic (no size limit)
Motor vehicle fueling facility
Motor vehicle sales
Museum (no size limit)
Nursing care facility
Office (no size limit)
Parking facility
Place of worship
Printing, publishing
Public assembly facility (no size limit)
Public information facility
Recreational facility
Research, testing laboratory
Restaurant
Retail < 10,000 square feet
Veterinary clinic

Drive thru allowed

Permitted Upon Issuance of a Conditional Use Permit*

Bed-and-breakfast
Contractor's yard
Contractor's shop
Crematory
Day-care facility
Home business
Junkyard
Kennel
Manufacturing/Industry
Motor vehicle car wash
Motor vehicle repair
Open-air market
Passenger terminal
Public facility
Retail > 10,000 square feet
School
Storage, mini-/self-
Transportation terminal
Warehouse

Minimum Area and Dimensional Standards

Class	Area (square feet)		Lot Dimensions (feet)		Setbacks (feet from property lines)		
	Per Dwelling Unit	Per Lot	Width	Depth	Front	Side	Rear
1	10,000	10,000	70	80	10	10	20
2	20,000	40,000	125	100	30	15	25
3	40,000	40,000	125	100	30	15	25

Maximum Lot Coverage: 90%

* Note: See § 260-16 and 260-45 regarding required reviews and approvals.