Commercial Sale | **61 Depot Street** | **Listed: 10/31/2026** | **$515,000**
5116428 | **Lyndon** | **VT 05851** | **Closed:**
Active | **Unit/Lot #** | **DOM: 4**



County VT-Caledonia
VillDstLoc
Year Built 1891
Building Area Total 11,420
Building Area Source Assessor
Total Available Area 9,360
Total Available Area Source Assessor
Zoning C
Road Frontage No
Road Frontage Length
Lot Size Acres 0.07
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount $7,651.00
Tax Year 2024
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Investment, Office
Business Type Use Office Building, Storefront

Directions

Public Remarks The Historic Brick Diamond is a well maintained multi tenant commercial building in the center of downtown Lyndonville, Vermont. Long term tenants and a good mix of uses provide a stable income base, and below market rents leave clear room to grow. The building has seven units. Some units have private bathrooms, two have kitchens, and two have mini split units for heat and air conditioning. High ceilings and large windows give the space a bright, open feel. Basement and 4th floor storage add useful space, and there are options for the 4th floor as well. The big ticket items are done. The roof is only four years old and carries a 25 year transferrable warranty. The fire panel has been upgraded, all stairways are fire rated, and insulation has been improved. The property is served by town water and town sewer. Location works in your favor. The building sits on a high traffic road with exterior signage for strong visibility. It is next to the annual Lyndonville Christmas display, and the town recently upgraded its downtown street lighting. This is a definite value add opportunity. Rents are below market, and with one heating system and one electric system serving the building, a new owner can bill tenants back for utilities to reduce operating costs. Adding mini splits to the remaining units and putting the 4th floor space to use could increase income further. Income and expense information is available. Whether you are an investor or an owner user looking for downtown space, this one is worth a close look.

STRUCTURE

Construction Materials Wood Frame, Brick Exterior
Roof Membrane, Other
Basement Yes
Basement Access Type Interior
Basement Description Concrete Floor, Interior Stairs, Storage Space, Exterior Access

Building Number 61
Total Units 7
# of Stories 4
Divisible SqFt Min
Divisible SqFt Max
$/SqFtTota

Ceiling Height
Total Elevators 0
Total Loading Docks 0
Dock Levelers
Dock Height
Total Drive-in Doors 0
Door Height

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Retail	
UNIT 2	1	Retail	
UNIT 3	2	Retail	
UNIT 4	2	Office	
UNIT 5	2	Office	
UNIT 6	2	Office	
UNIT 7	3	Other	
UNIT 8			

UTILITIES

Heating Radiator, Steam
Cooling None
Water Source Public
Sewer Public
Electric Circuit Breaker(s)
Utilities Cable Available, Telephone Available
Internet High Speed Intrnt at Site

Fuel Company
Electric Company Lyndon Electric
Water Company Public
Phone Company
Cable Company
Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name Brick Diamond

ROW Length
ROW Width
ROW Parcel Access No
ROW to other Parcel No

Surveyed Unknown
Surveyed By

Lot Features In Town, City Lot, Level, Sidewalks

Waterfront Property No
Water View No
Water Body Access No
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES

Transport/Access City Street, Paved
Parking Features On Street

Building Features Showers, Heat Included, In-Unit Bathroom

AirCond% 10
Sprinkler
Signage Some

Railroad Available No
Railroad Provider

Green Verification Body
Green Building Verification Type
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

DeedRecTy
Total Deeds
Deed Book 217
Deed Page 69-70

Map
Block
Lot
SPAN# 36911411532

Tax Rate
Tax Class Non-Homestead

PropTaxRel
Land Gains

PropID
PlanSurv#

Assessment Year 2025
Assessment Amount $276,800

DISCLOSURES

Special Listing Condition None
Sale Includes Building Only
Exclusions
Investment Info
Flood Zone No
Seasonal No
Easements Unknown
Covenants Unknown

Right of First Refusal

Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

PREPARED BY

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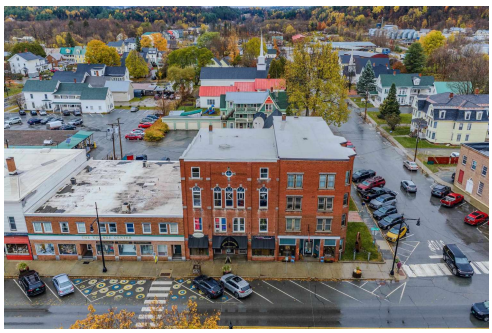


Badger Peabody & Smith REALTY

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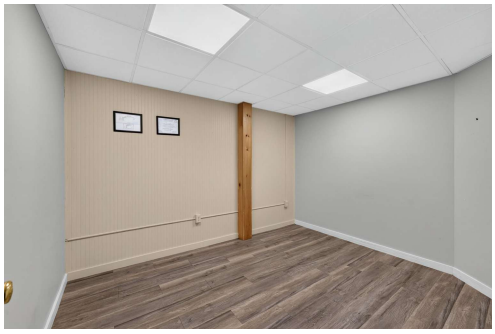
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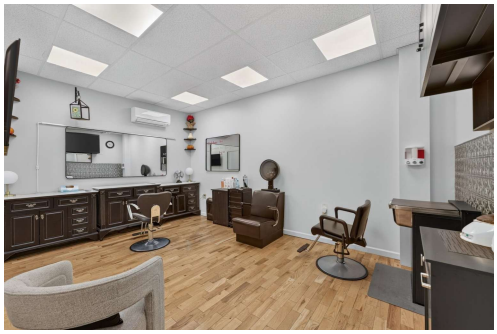



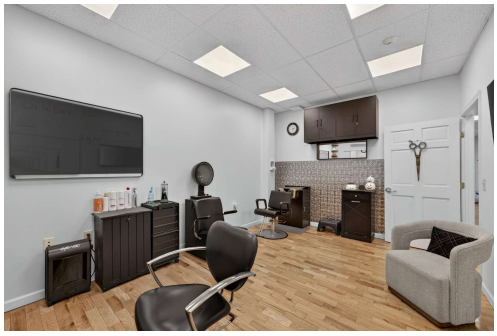


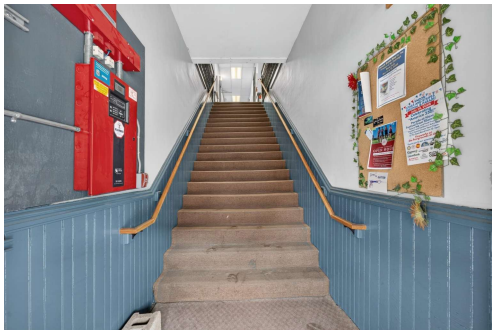
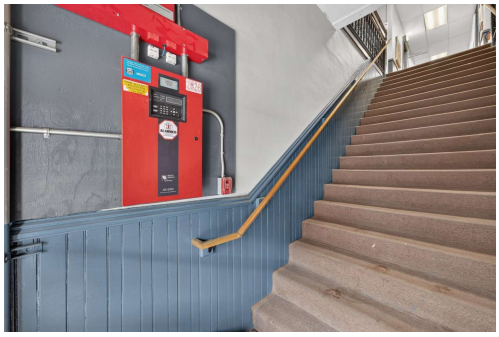
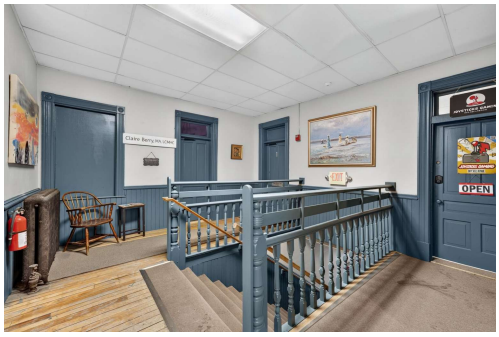
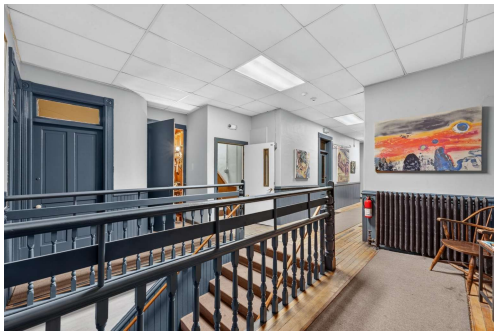
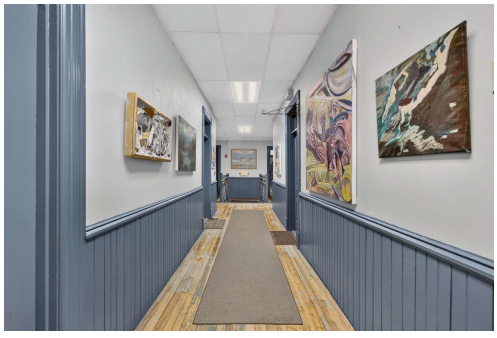

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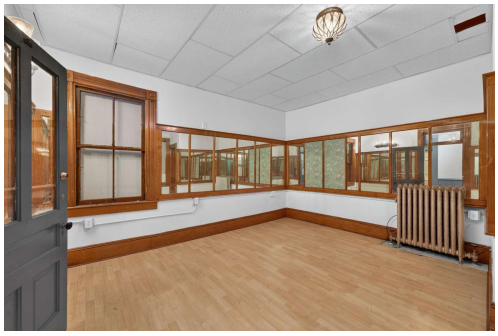





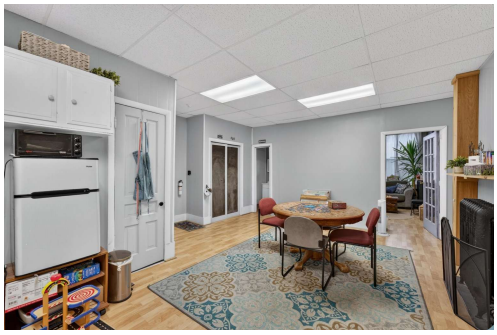






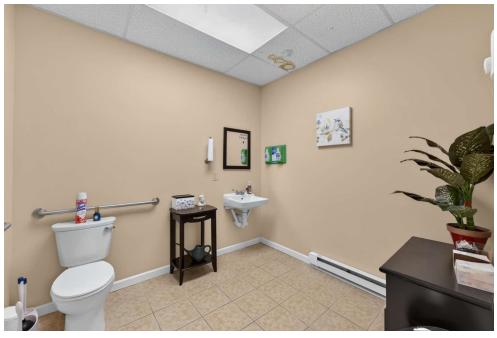




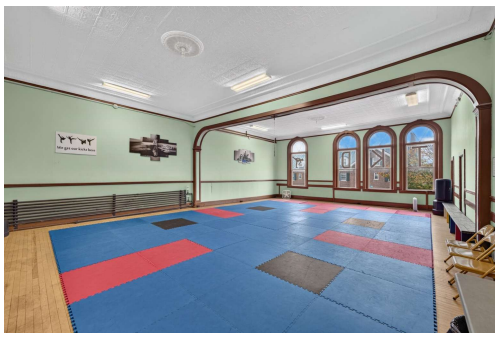





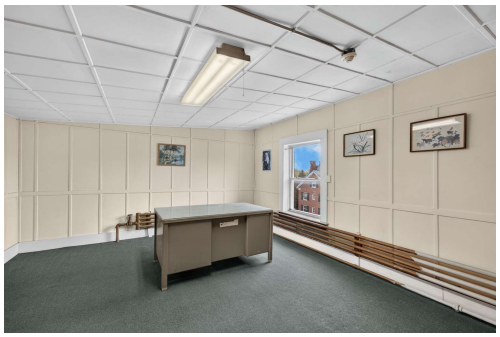


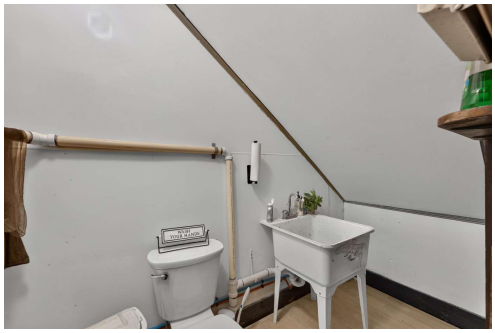
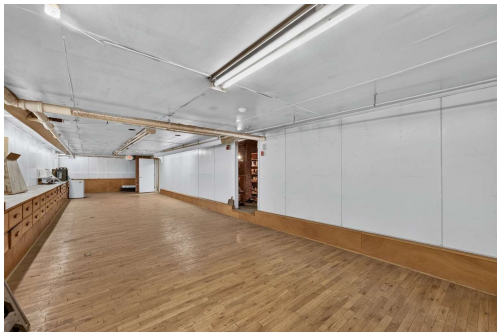
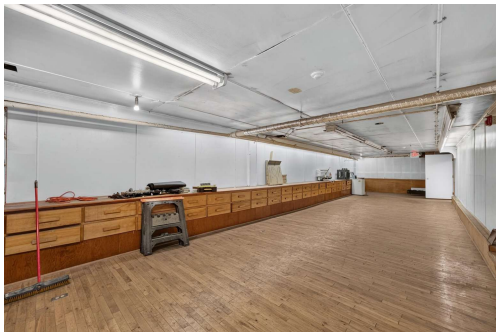

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