

Commercial/Industrial  
2678327 Active

544 Beanville Rd.  
Randolph, VT 05060



List \$ 125,000



<b>Sale/Lease:</b>	Sale	<b>Building Status:</b>	Existing
<b>Lot Area:</b>	1.40	<b>Lot SqFt:</b>	60,984
<b>Total Bldg Sqft:</b>	1,752	<b>Total Avail Sqft:</b>	
<b>Construct Yr:</b>	1968	<b>Submarket:</b>	0
<b>Tax Year:</b>	2008	<b>Taxes:</b>	\$ 1,899.00
<b>Road Front:</b>		<b>Taxes TBD:</b>	
<b>Water Front:</b>		<b>Park Spaces:</b>	10
<b>Ceiling Ht:</b>		<b>Rail Avail:</b>	No
<b>Surveyed:</b>	Yes	<b>Flood Zone:</b>	No
<b>Zoning:</b>	Industrial	<b>Traffic Count:</b>	

**Water Body Type:**  
**Water Body Name:**

**Water Body Restr.:**  
**Current/Land Use:** No

**Water Acc Type:**  
**Seasonal:** No

**Public Rems:** Multi-uses available in industrial zone out of village in country setting. Three overhead doors access open, heated area plus office presently rented. Not too big at 1,000 sqft. Good value at \$125,000.

**Directions:** Beanville Rd - adjoins Pleasant View Cemetary next after road to cemetary.

<b>\$/SqFt:</b> \$	<b>Retail SqFt:</b>	<b>Manufact SqFt:</b>	<b>Sqft to be Conveyed:</b>
<b>Office SqFt:</b>	<b>Other SqFt:</b>	<b>Warehse SqFt:</b>	<b>Flr Plate SqFt:</b>
<b>Vacancy:</b>	<b>Floors:</b> 1	<b># Units:</b> 1	<b>Unit SqFt:</b>
<b>Max Flr Cap:</b>	<b>Door Ht:</b>	<b>Docks:</b>	<b>Drive/Doors:</b> 3
<b>Elevators:</b>	<b>Loss Factor:</b> %	<b>Management:</b> \$	<b>CAM:</b> \$
<b>Addnl Fee:</b> \$	<b>Insurance:</b> \$	<b>Annual Inc:</b> \$	<b>Annual Exp:</b> \$
<b>GOL:</b> \$	<b>NOI:</b> \$		

**Topography:** Level

**Improvements:**

**Cable Co:**

**Railroad Prov:**

**Office Finish:**

**Phone Co:**

#### FEATURES

**Foundation:** Below Frostline , Concrete Slab , Poured Concrete

**Exterior:** Wood Siding

**Parking:** 1-10 Spaces

**Basement:** None

**Floors:** Concrete

**Roof:** Asphalt Shingle

**Financing:**

**Construction:** Wood Frame

**Transport:**

**Misc:** Overhead Truck Doors

**Heating/Cool:** Blowers , Hot Air

**Sale Includes:** Building Only

**Utilities:** 110 Volts , Bottled Gas , Private Sewer , Private Water

**Type:** Divisible Building

**Existing Use:** Professional

**Location:**

**Fuel:** Gas , Oil

**Tax ID:** 121043

**Book/Pg:** 127/ 384

**Elderly:** Unknown

**Covenant:** No

**AC%:** %

**County:** Orange

**Excl Sale:**

**Taxes Exp:** \$

**Tax Rate:** \$

**Veteran:** Unknown

**Assmt:** \$

**Sprinkler:** No

**Primary Use:**

**Closed Date:**

**Tax Class:** Nonhomestead

**Other:** Unknown

**Assmt Yr:**

**Invest Info:**

**Signage:**

**Devel/Subdiv:**

**Tax Reduct:** No

**Map/Bick/Lot:** 30/ / 36

**Deed:** Warranty

**Bus Opport:**

**Lease \$/:**

**Village/District:**

#### PREPARED BY



**Bill Johnson**

**Century 21 The Mill Stone Agency**

**PO Box 289**

**Randolph, VT 05060**

Lister: Bill Johnson of Century 21 The Mill Stone Agency  
Auctioneer Lic #:

**Email :** office@c21millstone.com

**Off. Ph# :** (802) 728-4438

**Agt. Ph# :** (802) 728-4438 ext.

**Cell Ph# :** ( ) -

**Fax Ph# :** (802) 728-4459



[nnealestate.com/home/c21mill](http://nnealestate.com/home/c21mill)

[www.c21millstone.com](http://www.c21millstone.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.

Copyright 2006 Northern New England Real Estate Network, Inc. 08/06/2009 03:34 PM Printed By: Bill Johnson



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2006 Northern New England Real Estate Network, Inc. 08/06/2009 03:34 PM Printed By: Bill Johnson