

Brokerage Services  
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# Redstone

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## For Sale

### Downtown Commercial Building

#### Location

61 Main Street, Middlebury, VT

#### Size

11,600 +/- SF

#### Sale Price

\$1,300,000

RE Taxes: \$13,510.00

#### Description

This downtown commercial building, built in 1903 and known as the Dyer Building, is ideally situated in the heart of Middlebury Village and along the Otter Creek. The main level (currently O'Brien's Salon and Autumn Gold) fronts Main Street and consists of approximately 2,400 SF. The two floors above the main level consist of eight residential apartments. There are also two floors below the main level which are leased to Taste of India restaurant and Neat Repeats, a used clothing establishment. There is also an adjacent lot which currently is used for 8 parking spaces but which has potential development opportunities. This is a great opportunity for an investor seeking an solid investment in a vibrant downtown marketplace.

#### Contact

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Disclaimer: Information contained herein is believed to be accurate, but is not warranted.