

Pall Spera Company Realtors LLC

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PALL SPERA COMPANY REALTORS LLC

Johnson, VT 05656
\$212,000



Price: \$212,000
County: VT-Lamoille

Agency/Brokerage: Ken Libby
KW Vermont

Interior Features

Year Built: 1917
of Stories:
Road Frontage: 44
Zoning: None
Acres: 0.12
Total Sq ft: 3459
of units: 3
of Parking Spaces:
Parking: On Street

Utilities:
Basement: Partially Finished, Stairs -
Exterior, Walkout
Location:
Exterior Features: Brick, Clapboard
Sales Includes: Building Only
Roof Style: Membrane
Type: Free Standing Building, Historic Building
Misc: Living Space Available, Public
Restrooms, Smoke/Heat Detectors, In-Unit
Bathroom
Foundation: Poured Concrete
Fuel:
Heating & Cooling: Baseboard, Hot Water, Multi
Zone, Radiant
Floors:
Financing:

Exterior Features

OPPORTUNITY STARING YOU IN THE FACE! Johnson is now an OPPORTUNITY ZONE. Need information about this, call!! Use your imagination to repurpose. This Historic ROYCE building has been the gathering spot in the center of Johnson Village for over sixty years. Located within an hour of 3 major ski area and centrally located to Burlington, Montpelier & St. Johnsbury while less than 90 minutes to Montreal. Johnson is home to the famed Vermont Studio Center. Originally, the building was home to the Johnson Post Office and Grand Union

Store. In 1952 it was converted into a restaurant and since then the ROYCE building has been continuously operated as a restaurant providing the town with a central location for great food and community. The first floor (2167 sq. ft.) has 75 permitted seats with two dining rooms with classic tin ceilings, an expanded kitchen with tile floors, two restrooms, central air conditioning, and radiant heat. The 2nd floor was a 3 BR apartment/owners living quarters with original wood floors and separate entryway. The lower level has an additional 422 sq feet of retail space and is accessed by an entry door off the sidewalk. This level is also the home to the utility, boiler, and storage rooms. The boiler was replaced in 2010 and oil tank in 2017. The flat roof with an EDPM rubber membrane was installed in 2006 and has a 30-year warranty. The property is serviced by Village Water & Sewer and electric service is single phase with 3 meters, one for each level.

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