

Pall Spera Company Realtors LLC

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PALL SPERA COMPANY REALTORS LLC

Eden, VT 05652
\$299,000

Price: \$299,000
County: VT-Lamoille

Agency/Brokerage: Terri Edgerley
Beeman Real Estate, LLC

Interior Features

Year Built: 1994
of Stories:
Road Frontage: 0
Zoning: Commercial
Acres: 3.40
Total Sq ft: 0
of units: 2
of Parking Spaces:
Parking: On-Site,Parking Spaces 21+,RV
Accessible

Utilities:
Basement: Concrete,Partial,Stairs - Interior
Location: Near Snowmobile Trails,Village,Near
ATV Trails
Exterior Features: Vinyl
Sales Includes:
Equipment,Land/Building,Land/Building/Business,Building
Roof Style: Shingle
Type: Business w/ Real Estate,Convenience
Store,Country Store,Food Service,Gas
Station,Storefront
Misc: Inventory Included,Public Restrooms
Foundation: Concrete
Fuel:
Heating & Cooling: Baseboard,Direct Vent,Hot
Water,Monitor Type
Floors:
Financing:

Exterior Features

Amazing opportunity to own two businesses and real estate! The mini mart/Citgo is a long time, locally operated, successful business. This building is also the home of previous restaurant, "Uncle Bill's Diner". The building was constructed by current owner and builder in 1994. This site is known to locals as the spot to stop off the VAST trail during the winter months. The road frontage and traffic make this a great investment for someone to reinvent the diner as it was a gem to locals. The Citgo mini mart is a fully stocked, successful storefront that is ready to go with some inventory(excludes fuel and diner appliances). There is a cute "coffee corner" and a large area in the back can be storage or even increase the storefront. This is a turn-key operation, with many possibilities!

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