

INVESTMENT OPPORTUNITY FOR SALE



\$600,000

11.4% Stabilized Cap
\$120psf

**901 Main Street
Bennington, VT. 05201**



PAPYRUS
REAL ESTATE SOLUTIONS

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- Rare value-add medical/daycare investment offering existing income with significant upside potential through below-market rents. Daycare tenancy is significantly below market and both leases are month-to-month, providing an opportunity to increase NOI following acquisition.
- Corner location at a prominent intersection.
- Close to highways, walking proximity downtown businesses, medical and other.
- 1.2 Acres Commercially Zoned (Mixed Use 2).
- +/-5,000 SF one-story commercial building constructed in 1940 with concrete block construction and steel roof trusses.
- 400 Amp electrical service distributed among three meters, propane, municipal water & sewer.

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Zoning MU-2 Permitted Uses:

Medical

Medical / Dental
Physical Therapy
Counseling

Retail

Boutique Retail
Pharmacy
Specialty Grocery
Furniture
Outdoor Recreation

Food & Beverage

Restaurant
Brewery
Coffee Shop
Bakery
Ice Cream

Professional

Office
Financial
Legal
Engineering
Architecture

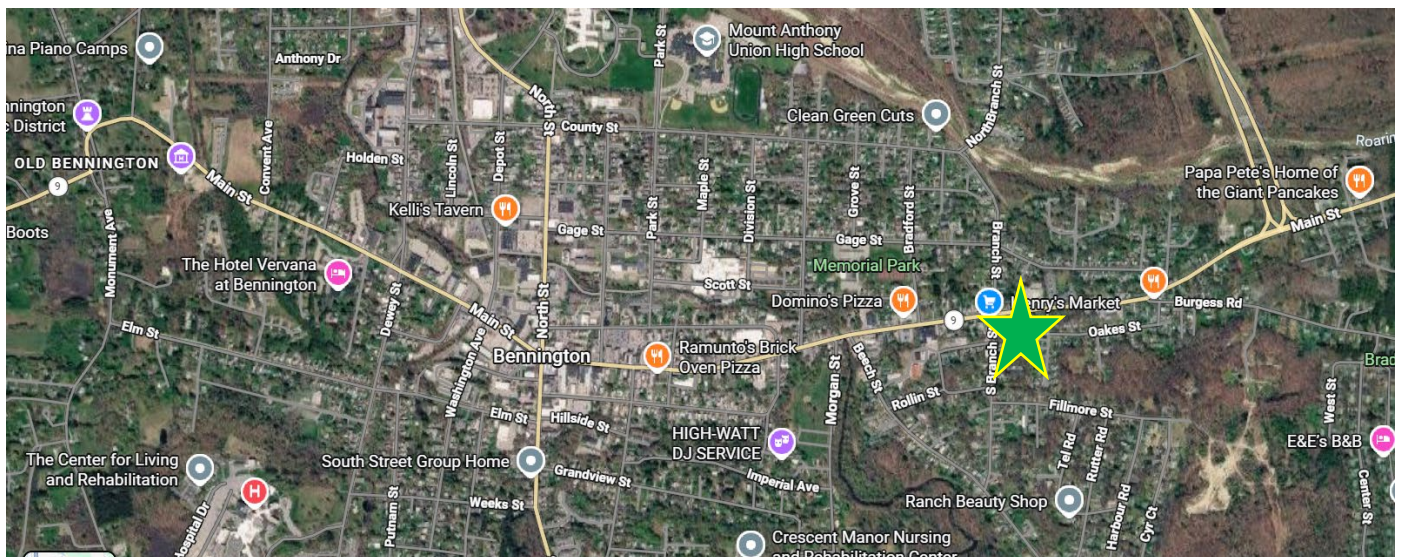
Residential

Apartments
Mixed Use
Upper Floor Resi.

Educational / Civic

Daycare
School
Non-Profit
Religious Uses

- Upgrades to elec., plumbing & HVAC within 20 yrs. Central air w/propane heat & elec. H/W.
- Mechanicals generally in good condition. 1,000 gallon propane tank.
- HVAC upgrades completed in 2026; exterior painting scheduled for Q3 2026.
- 3+” concrete slab. Torch-down membrane roof installed circa 2000 and professionally maintained, including edge repairs completed in 2025.
- Southern portion of the parcel includes Barney Brook(class II) and an existing private playground area.
- Current Tenancy:
 - Currently 100% Occupied With Below-Market Short-Term Leases
 - Current Tenancy includes Pediatrician & Day Care Center(afterschool).
- Owner-occupied pediatric suite can be delivered vacant at closing or made available for owner-user occupancy.



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NOTE:
ADJACENT BUILDING FORMER FIRE DEPARTMENT IS NOT PART OF THIS PARCEL.
LEASES WILL BE TRANSFERRED. BUSINESSES NOT INCLUDED IN THIS TRANSACTION.

DISCLOSURE: Papyrus Real Estate Solutions, LLC represents the Seller in this transaction. Information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to its accuracy or completeness. All measurements, acreage, square footage, parking counts, financial information, property characteristics and other information are approximate and subject to errors, omissions, change or withdrawal without notice. Prospective purchasers are advised to independently verify all information material to their purchase and to conduct their own due diligence. No representation is made regarding zoning approvals, permitted uses, development potential, environmental conditions, wetlands, floodplain status or other governmental requirements. Financial information, projections and calculations, including rents, expenses, NOI and capitalization rates, if provided, are estimates or based upon information supplied by the Seller and should be independently verified by prospective purchasers.