

Retail site at I-89 & I-91

**1049 North Main Street
Hartford
White River Junction**

VT

05001



Interstate frontage

former gas station.



idea for most retail or auto related



MLS #	5049669	Price	\$1,200,000
Property Class	Land	Status	Active
County	VT-Windsor	Lot Size Acres	0.90
Taxes TBD	No	Lot Size Square Feet	39,204
TaxAnnlAmt	\$22,450.00	Zoning	commercial retail
Tax Year	2025		No
High School		Flood Zone	
Middle/Jr School		OpenSpc	
Elementary School		WaterAcc	
		WatrBdyTp	
		WaterBody	
		WtrFrnLgth	
		Easements	

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Among last of retail sites at this high demand high entry bar intersection of I-89 and I-91. Just off ramp, visible to travelers at exit. Adjacent to new roundabout. Frontage on I-91 northbound. (sign restrictions to 25ft height, 150 sf) . Underserved market for highway travelers into VT & NH. Lack of food choices and hospitality for this high traffic area. Limited commercial zone. Among best locations for visibility, and ease of ingress, egress. Currently 2 curb cuts. Zoning for most retail, drive thru allowed. Area of major auto dealerships. 40,000 VPD combined for I-89 and I-91. 10,000 VPD curbside. Possible uses- Restaurant, bank, convenience store, coffee, fast food, drive through, motel, quick lube, auto related, sales, repairs, rentals. Clean site with Phase I and II, closure report available. Former gas station, 3 repair bays, 2 car wash bays (newer equipment available at \$300,000) 1980 building of 3174 SF. 480 SF Canopy.

easy on off- 40,000 VPD combined. 10,000 VPD curbside

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Listed By:

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