

LLC Liquidation at **AUCTION**

Operating Gasoline Station and C-store
Route 9 • Brattleboro, VT
Thursday, January 26th at 2:00 p.m.

570 Western Avenue (Route 9), Brattleboro, VT: This a well located gasoline station and convenience store on a highly travelled section of Route 9 in Brattleboro approximately one half mile from Interstate 91, with a high traffic count of reportedly 15,800 +/- vehicles per day (per VT AOT). The convenience store building is 1,188 +/- square feet in size and set on a square 1.1 +/- acre lot. There are (3) pump stations with canopy and parking for the store. Property is serviced by municipal water and sewer. LLC ownership has directed an immediate sale of the property at auction. Come and bid your price on this business and real estate! Assessed Value: \$333,450. Town Reference: Map 3, Lot 54.

Inspection: Drive by inspections and one hour prior to auction.

Terms: \$10,000.00 deposit in cash, certified check or bank check per property at time and place of sale is required to bid (unsuccessful bidders' deposits to be returned immediately following the sale). Balance due at closing within 45 days. 10% Buyer's Premium. Auction subject to all Terms of Sale.

Broker Participation Welcomed

