

**FOR SALE** AVAILABLE IMMEDIATELY



# 8-10 MAIN ST, ESSEX JUNCTION

## MIXED USE DOWNTOWN BUILDING

Attractive Brick building located on Main Street in Essex Junction's high traffic, 5 corners location consisting of 2,352 SF+/- above ground plus about 800 SF+/- usable basement. Currently an operating take out and delivery Chinese restaurant on the 1st floor with basement used for storage and the 2nd floor is a 2 bedroom apartment. The restaurant tenant currently occupies the entire building but the Seller is willing to sell property vacant. Essex Junction has been talking about creating a "Church Street" type of walking outdoor mall area and this is exactly where they have targeted for this area. Price includes real estate and some restaurant fixtures including but not limited to: hood system, grease trap, walk in cooler, and sinks/prep areas. Many potential commercial uses on the ground floor.

**\$375,000**

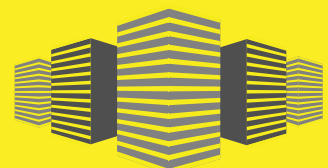
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