

Snow's Market and Apartments

1815 Pucker Street, Stowe, Vermont 05672



PALL SPERA COMPANY
REALTORS, LLC

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Snow's Market and Apartments o Stowe, Vermont

EXCLUSIVELY OFFERED ... \$299,000

Location, Location, Location!!! Located in one of the highest traffic count areas in Stowe, Vermont, "The Ski Capital of the East". The property is about 2 miles north of Stowe Village on Route 100, the main North/South highway from Massachusetts to Canada.

Located between Stowe and Morrisville.

The property currently operates as a neighborhood grocery and deli. The property also includes a fully permitted duplex built in 1829 located behind the store and in very good condition. The property is adjacent to a high traffic burger and ice cream stand which operates from April to September of each year and has excellent visibility and good parking. Snow's Market is the only deli/store on the north side of Stowe.

Snow's Market has been a landmark in Stowe since it was started by Rose & Walter Snow in the 1960's. The duplex was built in 1829 and once served as a one room schoolhouse located on the current foundation. It has since been converted to two apartments.



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Snow's Market and Apartments ○ *Stowe, Vermont*

The land is 0.5 acres with about 235 feet of road frontage on Route 100. The building is in very good repair and is about 90' x 20' or 1800 square feet. Attached to the rear are a shed of about 384 square feet and two canopy areas of 168 square feet & 252 square feet. The roof line of the store was built up and made new in 1987. The raising of the roof created an unfinished space suitable for storage of about 12' x 90' with an 8' ceiling.

Improvements made between 2006-2008:

- Added 4 door built-in refrigeration/ reach in
- Electric service and all lighting upgraded
- New wall treatment (wood) 80% of store
- All new counters
- Wine cabinets installed
- Office constructed
- Added new display metal racks both upfront and in storage areas
- Floors refinished
- New AC's
- New heating system
- New sandwich unit
- Parking areas graded and new material added
- Exterior store repainted
- Awnings added



The commercial business has 16 parking spaces assigned and the house has four parking spaces assigned.



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The duplex consists of a two store unit which has 3 bedrooms and a one storey attached section which has one bedroom. The 3 bedroom unit is about 1440 square feet and currently rents for \$1,160.00 per month plus utilities. The one bedroom unit is about \$480 square feet with an outside deck of about 170 square feet and currently rents for \$650 per month plus utilities. The 3 bedroom unit is heated with a gas fired hot air system

which is about 6 years old and the 1 bedroom has a gas wall unit. The 3 bedroom unit has an electric stove new in 2000, a refrigerator new in 2001 and a washer/dryer hookup. The 1 bedroom unit has an electric stove new in 2000 and a refrigerator new in 2000. Exterior and interior painted in 2008/09.



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The roof on the front slope of the 3 bedroom unit was replaced in 1999 and the rest is about 10 years old. The shed attached to the rear of this unit which is about 14' x14' had a new roof installed in 2002. The duplex is also served by a Clearwater Filtration system. There is only a crawl space under the duplex.



Property Details

Apartment #1
<ul style="list-style-type: none">• 3 bedrooms• 1 bath• Unfurnished• Leased yearly• Inventory not included• Rent \$1,160/month• Utilities paid by tenant

Apartment #2
<ul style="list-style-type: none">• 1 bedroom• 1 bath• Unfurnished• Leased yearly• Rent \$650/month• Utilities paid by tenant

Store
<ul style="list-style-type: none">• 1800 square feet of store• Grocery and deli

Heating System: Gas Fired Hot air (except 1 bedroom apartment has gas wall unit)

Water: Shared well between house and store

Septic: Shared between house & store, new in 2002

Parking: adequate for store and duplex

Taxes: \$6,640.66 (for 2010 tax year)

All permits are in place for duplex



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