



8 Pearl St, Essex Jct VT

## Property Description

Fully-leased historic office building just off the Five-Corners. Three tenants in five offices, this two story converted office building has historic features with new amenities on 0.16 acres. New electrical power and natural gas hookup, dedicated on-site parking with Cross Easement Agreement with adjacent parcels. Leases in place and owner will guarantee 3-year absolute NNN lease from time of transfer. Can be sold individually or packaged with adjacent investment property at 10-12 Pearl St. Please contact Ross for more information.

## Quick Summary

Price	<b>\$375,000</b>
Type:	Investment, Office
Status:	For Sale
Size:	2,120 sq ft

## Map

## Contact



### Ross Montgomery

Principal

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