

Utility & Property Information

Directions: 208 S. Main Street, St. Albans City, VT. From I-89 take exit 19. Continue straight to Main Street. Left at second light onto S. Main Street. Property is on the right, look for sign, park in rear.

Taxes: City of St. Albans — \$10,880 (2025/26 Non-Homestead Value). Resent town reappraisal is reflective of new taxes.

Zoning: Business 2

Utilities: **For expenses, please see attached spreadsheet**

Power: Green Mountain Power — Electric paid by tenants

Septic/Water: Municipal Water Sewer – Paid by owner.

Fuel/Heating: Vermont Gas — Gas paid by tenants.

Hot Water: **Gas fired Hot Water Heaters – 3 are owned, 1 is rented from VT Gas.**

Heating: Forced Hot Water.

Trash: Duffy's – Paid by owner.

Plow/Lawn: Jackson Minor - Paid by owner

Road: S. Main Street – Paved two lanes, plowed and maintained by city.

Services: Xfinity.

Washers/Dryers: All units are owned by the tenants and not the responsibility of the owners. Owners to handle the vent inspections. All units are in the basement.

Code Enforcement: **Fore details, please see the attachments.**

- 1) Gas Furnace inspected and tagged – October 2025
- 2) Fire Extinguishers inspected and tagged – October 2025

- 3) Fire Safety Inspection, City of St. Albans – October 2025
 - a. Updated smoke and CO's in process
 - b. (2) Automatic door closers in process
 - c. Removal of personal property from tenant hallways in process
 - d. Dryer vent cleaning and inspections in process
- 4) Fire Safety Reinspection schedule for November 13th. Documentation coming.
- 5) Lead IRC inspection completed October 2025

SPIR: **Currently being completed by sellers.**

Leases: **Available on request for serious buyers. All current leases are 8/1/25 – 7/31/26.**

Schedule E's: **Available after execution of acceptable offer.**

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