

5.6 Acre Zoned Industrial-Commercial & Residential3 White River Junction/Hartford VT - endless uses!



5.6 Acres

\$125,000

Windsor County, Vermont

www.landresellers.com/properties/0249ed793b8



Property Details

Property Types: Land, Residential, Commercial

State: Vermont

County: Windsor County

City: Hartford/White River Junction

Zip: 05001

Price: \$125,000

Total Acreage: 5.6

Property ID: VT_1900_WIND

Property Address: VA CUTOFF RD, WHITE RIVER JUNCTION, VT, 05001, Hartford/White River Junction, VT, 05001

APN: (090) 10550 / 285-090-10550

GPS: 43.653279, -72.346624

Discover an extraordinary opportunity with this prime IC and R3 Industrial-commercial and Residential III zoned 5.6-acre parcel on VA Cutoff Rd, White River Junction, VT, 05001. Zoned for Industrial and Commercial use, this versatile property allows for endless possibilities. City electricity is readily available for connection (buyer to verify).

Embrace the potential for RV parking/living, mobile homes, farming, and livestock, making this property an ideal canvas for a variety of ventures. Seize the chance to create your vision in this strategically located and industrially zoned oasis.

Zoning: (IC and R3) Industrial-commercial and Residential III

Industrial Commercial Zoning Objective:

To reserve locations for commercial and light industrial operations which require larger lots than are available in other commercial districts. The I C Districts offer large, relatively level tracts of land with good highway access and sufficient distance to buffer existing residential neighborhoods.

Industrial Commercial Uses:

Permitted Uses: Adult-oriented business Agriculture Bakery Banking, financial institution Bar Farmstand Food assembly and catering Funeral home Garden center Hospital and Medical center Hotel, motel, inn Light manufacturing and industry Light manufacturing and retail sales Medical clinic (no size limit) Motor vehicle fueling facility Motor vehicle sales Museum (no size limit) Nursing care facility Office (no size limit) Parking facility Place of worship Printing, publishing Public assembly facility (no size limit) Public information facility Recreational facility Research, testing laboratory Restaurant Retail less than 10,000 square feet Veterinary clinic.

Permitted Upon Issuance of a Conditional Use Permit: Bed and breakfast Contractors yard Contractors shop Crematory Day-care facility Home business Junkyard Kennel Manufacturing/Industry Motor vehicle car wash Motor vehicle repair Open-air market Passenger terminal Public facility Retail more than 10,000 square feet School Storage, mini self Transportation terminal Warehouse

Residential 3 Zoning Objective:

To encourage predominantly residential development at lower densities in established neighborhoods more distant from village centers. While not all parts of these districts are now served by public water and sewer, such services can be extended relatively efficiently as development continues.

Residential 3 Uses:

Permitted Uses: Dwelling Unit, single Permitted Upon Issuance of a Conditional Use Permit: B&B, Cemetery, Day-care facility, farmstand, home business, kennel, nursing care facility, place of worship, public assembly less than 2,500 sf, public facility, recreational facility, school

Flood Zone:

Zone X is the area determined to be outside the 500-year flood and protected by levee from 100- year flood.

Electric: Green Mountain Power

Water: None currently

Sewer: None currently

Survey/Plat Map: None available

Property Access: Road frontage

Legal Description: 800 VAC LAND

Subdivision: None

Center GPS Coordinates: 43.653279, -72.346624

RV Parking / Living Allowed: Rv Parking is allowed on the property, per the city - buyer to confirm

Mobile Homes Allowed: Mobile Home is allowed on the property, per the city - buyer to confirm

Farming Allowed: Farming is allowed on the property per the city - buyer to confirm

Livestock Allowed: Livestock is allowed on the property, per the city - buyer to confirm

Annual Taxes:

\$ 2221.60 (2023)

HOA Fees / Name of HOA: None

Elevation: 585.8 feet

Elementary School: Mount Lebanon Elementary School - 2.7 miles

Middle School: Hartford Memorial Middle School - 2.6 miles

High School: Hartford High School - 2.6 miles

ALL INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED DURING OUR DUE DILIGENCE. WE MAKE NO GUARANTEE TO THE ACCURACY OF ANY INFORMATION HERE. BUYER TO CONFIRM ALL INFORMATION AND THAT THE PROPERTY MEETS THEIR INTENDED USE AND THAT IT IS ALLOWABLE PER THE CITY/COUNTY/STATE/COUNTRY PARCEL RESIDES IN

Seller Information



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