

FOR SALE

BATTELL BLOCK

**Unique Downtown Middlebury
Apartment/Commercial Investment
Opportunity**



10 MERCHANTS ROW
MIDDLEBURY, VERMONT



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OVERVIEW

The Battell Block in Middlebury is the cornerstone of the downtown. It offers tenants quick access to local amenities and is only a 5-minute walk to the Middlebury College campus. Enjoy a stroll down Main Street to the local bank, library, the Marquis movie theater, shops, restaurants, and colleges. With quick access to Route 7 and other major highways, sidewalk seating, and the town park **directly across the street, Battell Block is truly the best located property in town.**

The historic Battell Block building has long been a landmark presiding over downtown Middlebury and the Otter Creek. It was originally built with the vision of being a 'major commercial center' and has since been modernized, with 28,000 +/- SF of commercial space and 33 newly renovated loft, one- and two-bedroom apartments. The Battell Block Residences pay homage to the original historic motifs, while providing fresh, modern upscale apartments and convenient downtown living. With apartments overlooking beautiful downtown Middlebury and the dramatic Otter Creek, the Battell Block Residences and Commercial Spaces offer a true taste of Middlebury, both past and present.



BATTELL BLOCK | 10 MERCHANTS ROW, MIDDLEBURY, VERMONT

SALE PRICE

\$9,565,000

PROPERTY TYPE

Mixed use commercial and residential

COMMERICAL

- Edgewater Gallery – 8,050 SF
- Little Seed Coffee Roasters – 2,400 SF
- Berkshire Hathaway Real Estate – 1,700 SF
- Crooked Ladle Catering – 4,100 SF
- Juice Amour – 1,704 SF
- Sabi Sabi Thai Restaurant – 4,614 SF
- Office Suites 3,065 SF
- **& More!**

APARTMENTS – 33 TOTAL

- Eight studios
- Eleven 1-bedrooms
- Four 1-bedroom + den
- Eight 2-bedrooms
- One 2-bedroom/ 2 bathroom
- One 2-bedroom/2 bathroom + den

PROPERTY DESCRIPTION

In 2017, Battell Block underwent an extensive renovation to create 31 residential apartments and a storage area with 25 storage units. In the years to follow, the upgrades continued with a new natural gas furnace in 2021, a modernization of the elevator in 2022 and in 2023 the HVAC infrastructure was all replaced as well as a new roof put on. In 2025, some office space has been converted to two additional apartments.

Total Capital Improvements exceed \$3.6M. Future re-development opportunity exists in the retired boiler building, approx. 600 SF, adjacent to the river.

The apartments feature stainless steel appliances, quartz countertops, slate-stained maple cabinets, energy efficient washer & dryers, highly efficient heat pumps for heating & cooling, premium river or park views, exposed brick walls (some), high quality shades and carpet and paint. Apartments have been 100% occupied since 2017, with a waitlist going.

Most of the commercial spaces have undergone renovations over the past 3-4 years. Battell Block is turnkey with tenants in place!

www.battellblock.com



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INVESTMENT HIGHLIGHTS

EXISTING UNIT MIX

33 Apartments, 11 Commercial & 25 storage units

ROOF

TPO membrane

New in 2023 – 20-year warranty

UTILITIES

Residential tenants pay electric, heat/AC, cable & internet

Commercial tenants pay separately metered electric, gas and NNN charges

FIRE PROTECTION

Fully sprinklered with hard wired smoke & carbon monoxide detection

FEATURING

- Cash flowing crown jewel property
- Energy efficient heating and cooling systems
- Ample natural light

BUILDING INFORMATION

BUILDING SIZE:	68,211 SF
Basement Level	13,586 SF
Ground Level	13,657 SF
First Floor	13,778 SF
Second Floor	13,595 SF
Third Floor	13,595 SF
Boiler Building	Approx 600 SF
BUILT:	1896 – 1902
STORIES:	5 levels, including basement level
SITE SIZE:	.83 acre
PARKING AREA:	37 surface spaces



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CONSTRUCTION

Stone and Masonry/Brick

HVAC

Tankless NTI Boiler/Mini Splits (Daikin)

WATER/SEWER

Municipal

FIRE PROTECTION

Fully sprinklered (Dry System), Fire Alarm

ELEVATOR

Modernization with new controls

ELECTRIC

3 Phase 120/208

LIGHTING

LED

PLUMBING

Copper/Plastic

GAS

Natural Gas (Commercial spaces, Hydronic Heat Loop)

ZONING

"CBD" Central Business District Zoning

APARTMENT PHOTOS



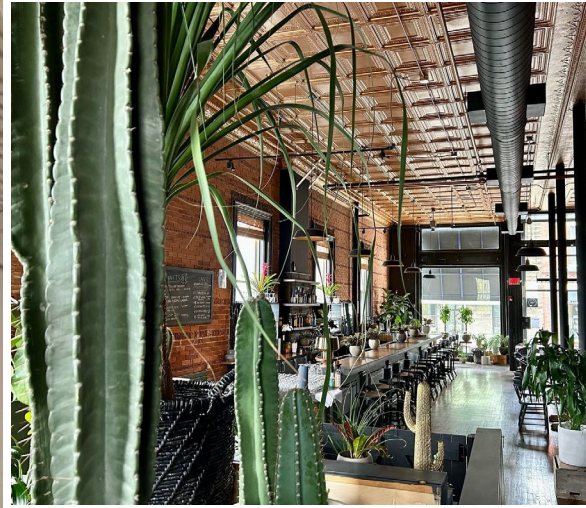
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APARTMENT PHOTOS



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COMMERCIAL PHOTOS



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FLOORPLANS

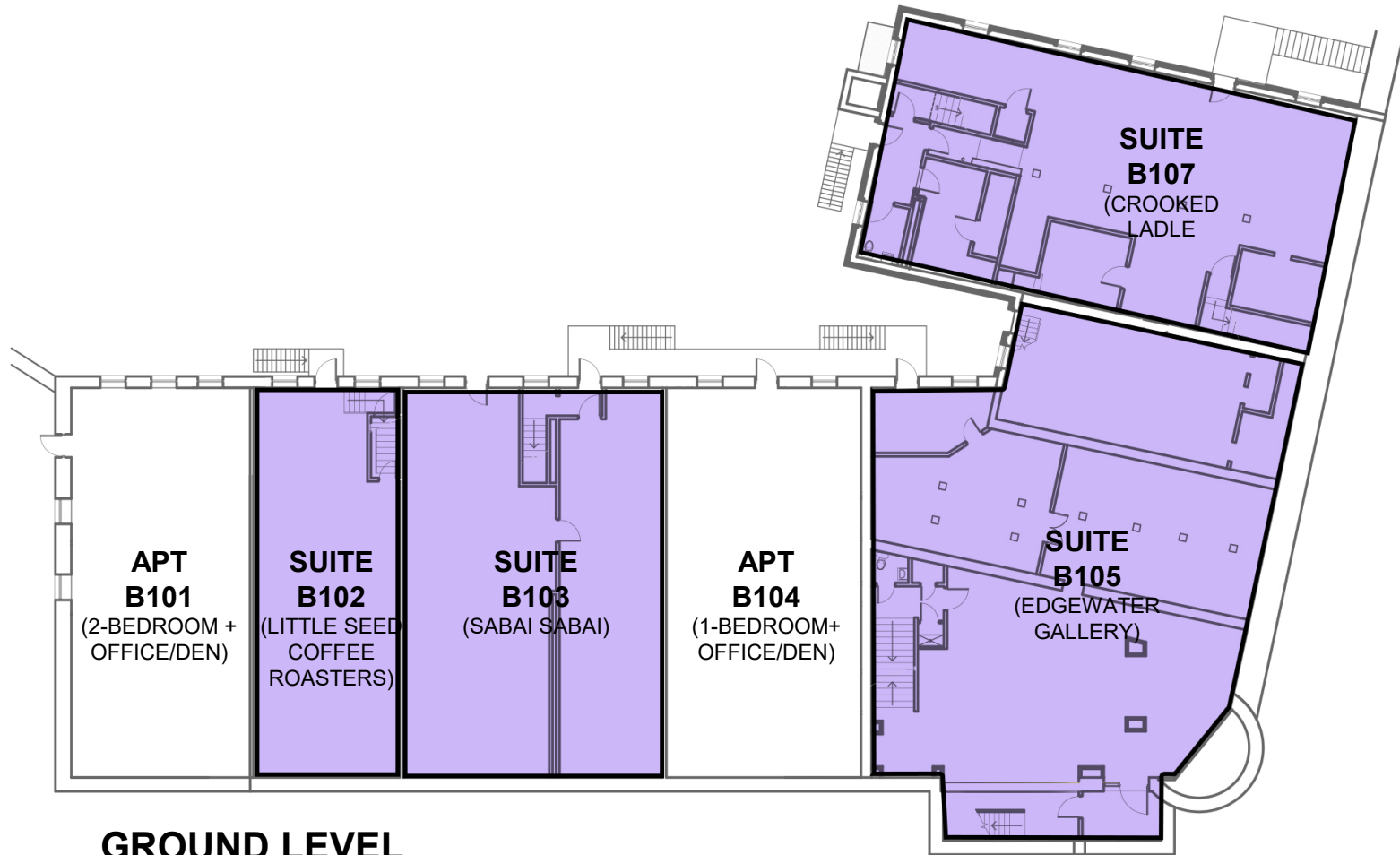


FIRST FLOOR PLAN
(GRADE LEVEL COMMERCIAL)



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FLOORPLANS

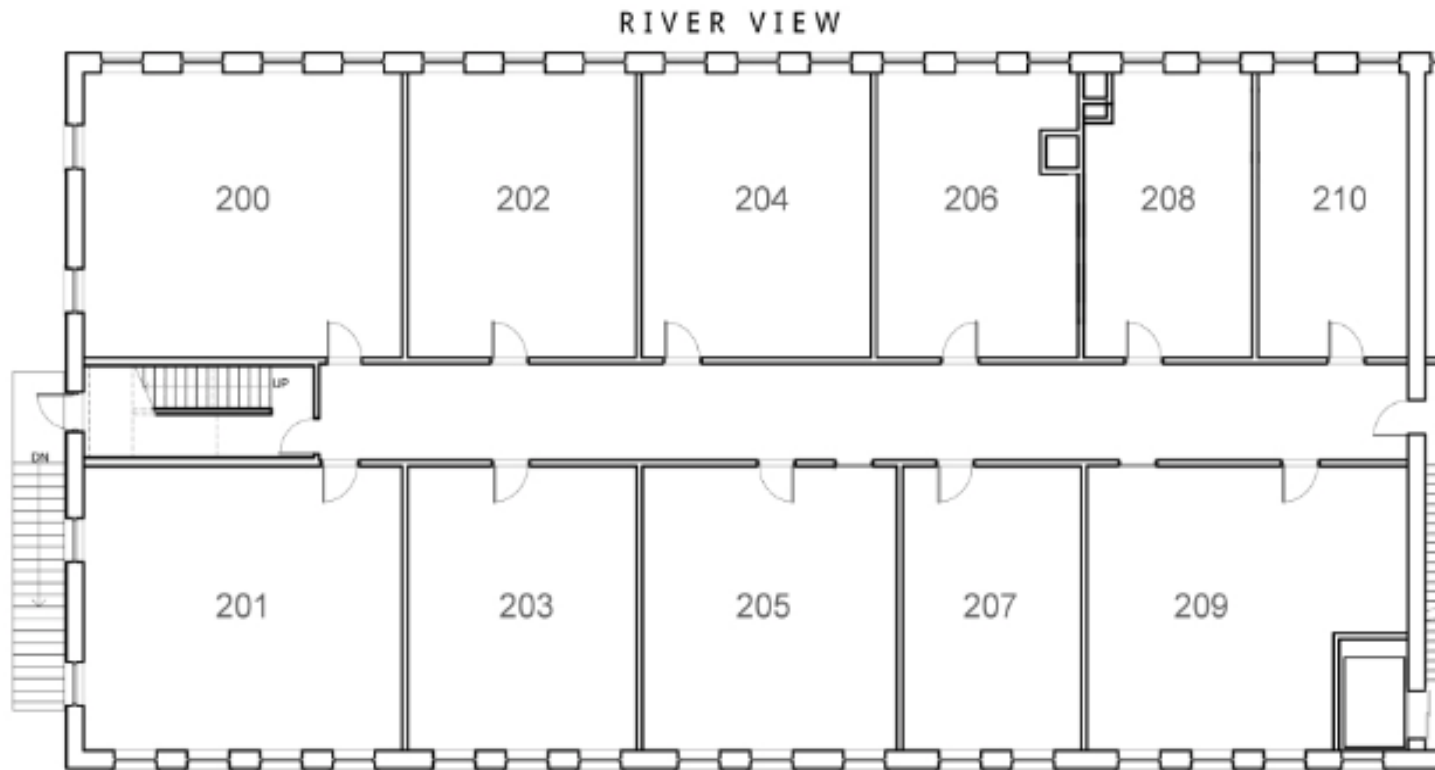


GROUND LEVEL
(ABOVE GRADE AT BACK OF BUILDING)



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FLOORPLANS

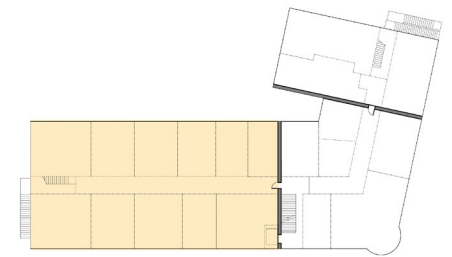


- 200 – 2 bedroom
- 201 – 2 bedroom
- 202 – 1 bedroom
- 203 – 1 bedroom
- 204 – 1 bedroom
- 205 – 1 bedroom
- 206 – Studio
- 207 – Studio
- 208 - Studio
- 209 – 1 bedroom
- 210 - Studio

SECOND FLOOR PLAN



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BUILDING KEY PLAN

FLOORPLANS



Battell Block | Middlebury, VT
Second Floor Office Suites SCALE: 3/32" = 1'-0"

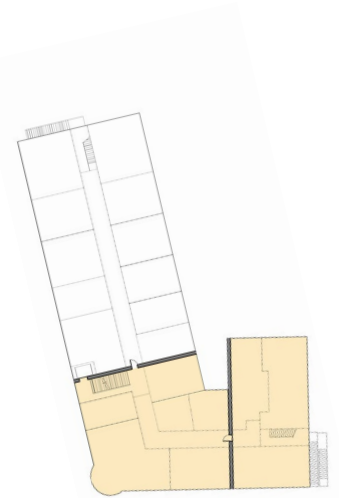
youkel [architecture + development]

Po box 1503, stowe, Vermont 05672
t: 802.864.0606 www.youkel.com

SECOND FLOOR OFFICE SUITES & APARTMENTS

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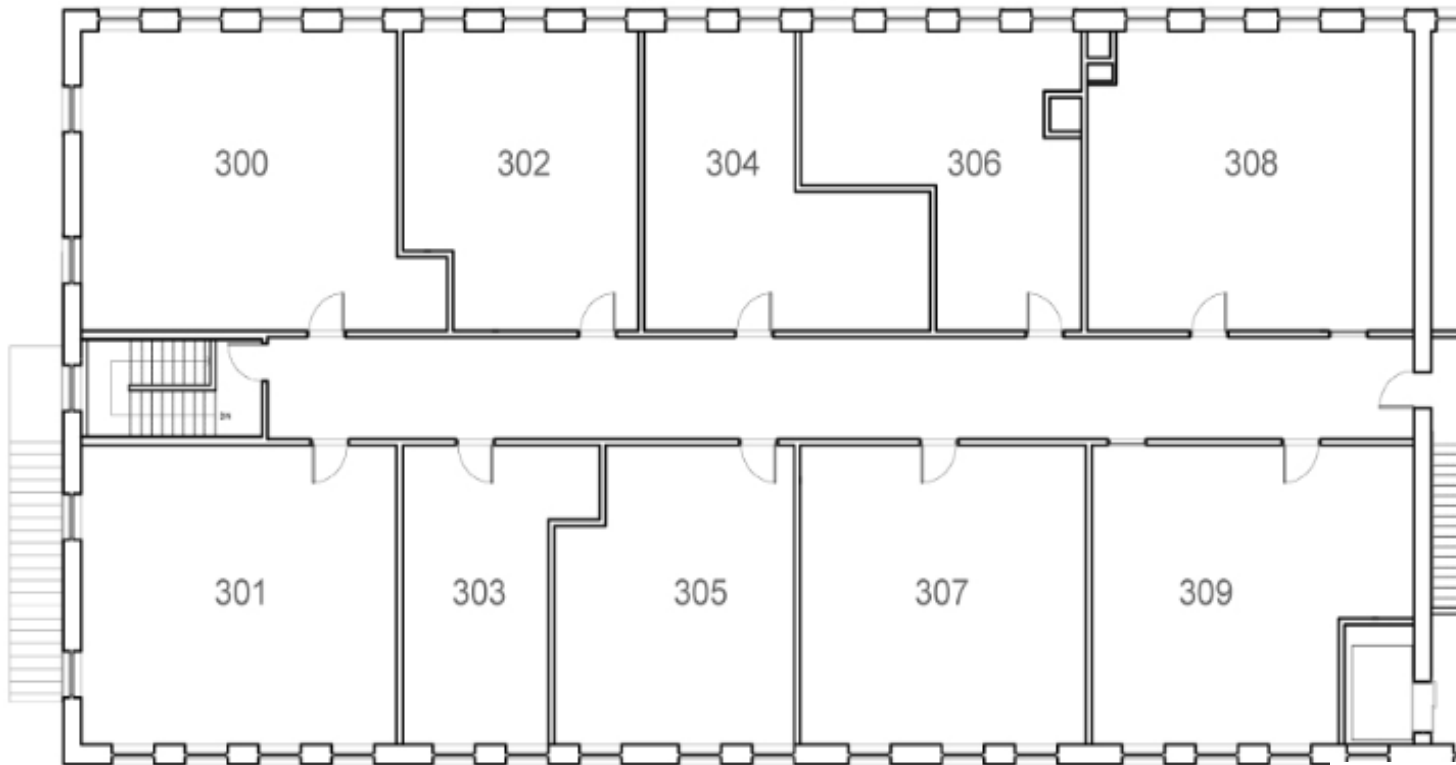
July 29, 2025



BUILDING KEY PLAN

FLOORPLANS

RIVER VIEW

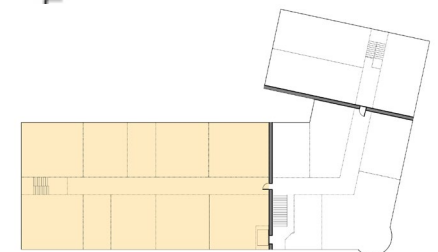


- 300 – 2 bedroom
- 301 – 2 bedroom
- 302 – 1 bedroom
- 303 – Studio
- 304 – 1 bedroom
- 305 – 1 bedroom
- 306 – 1 bedroom
- 307 – 1 bedroom + den
- 308 - 1 bedroom + den
- 309 – 1 bedroom + den

THIRD FLOOR PLAN A



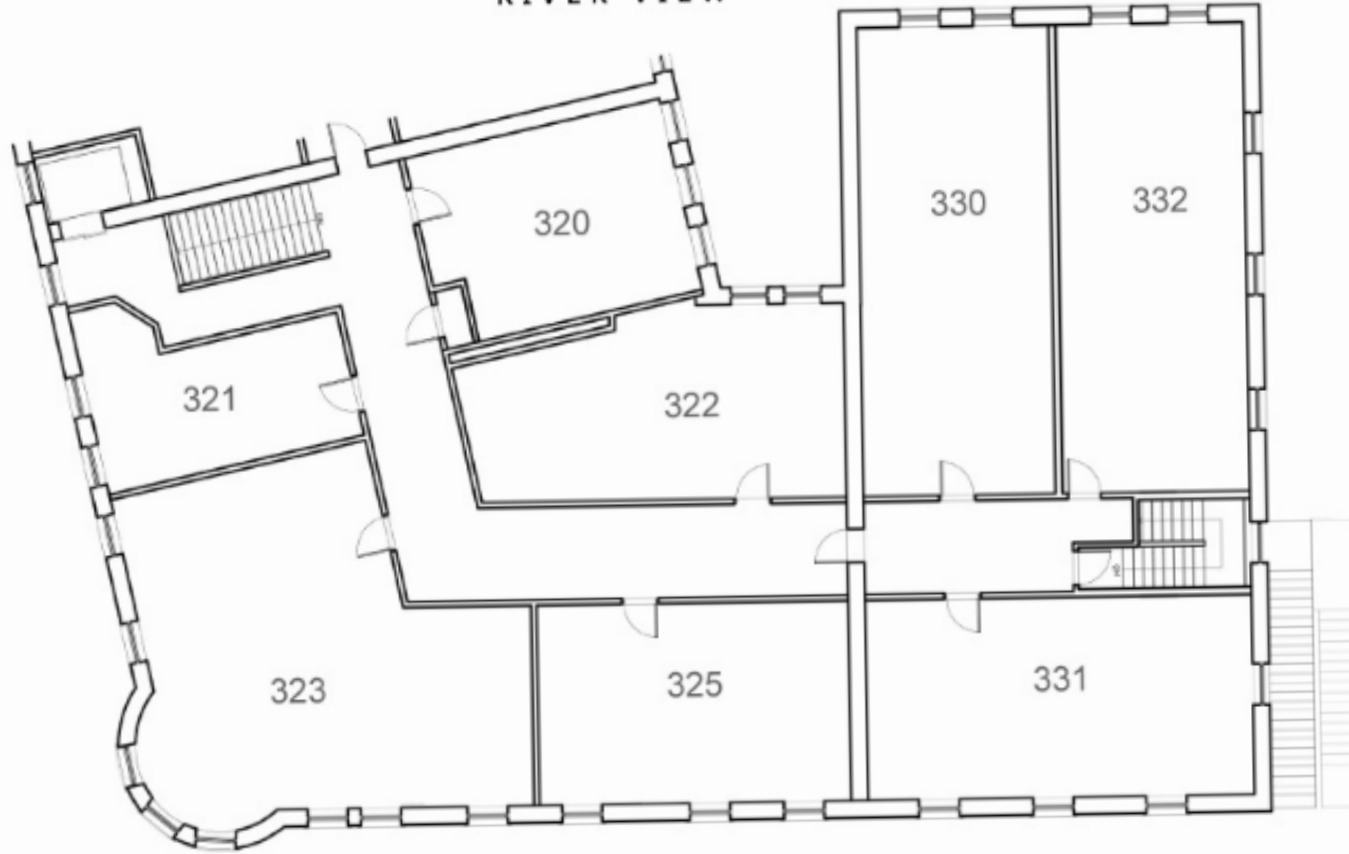
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BUILDING KEY PLAN

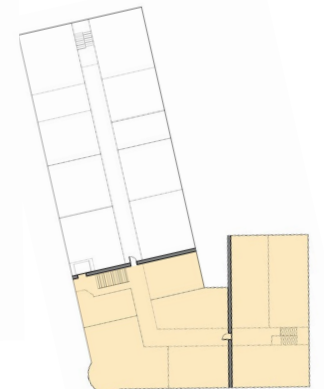
FLOORPLANS

RIVER VIEW



- 320 – Studio
- 321 – Studio
- 322 – 1 bedroom
- 323 – 2 bedroom/2 bath
- 325 – 1 bedroom
- 330 – 2 bedroom
- 331 – 2 bedroom
- 332 – 2 bedroom

THIRD FLOOR PLAN B

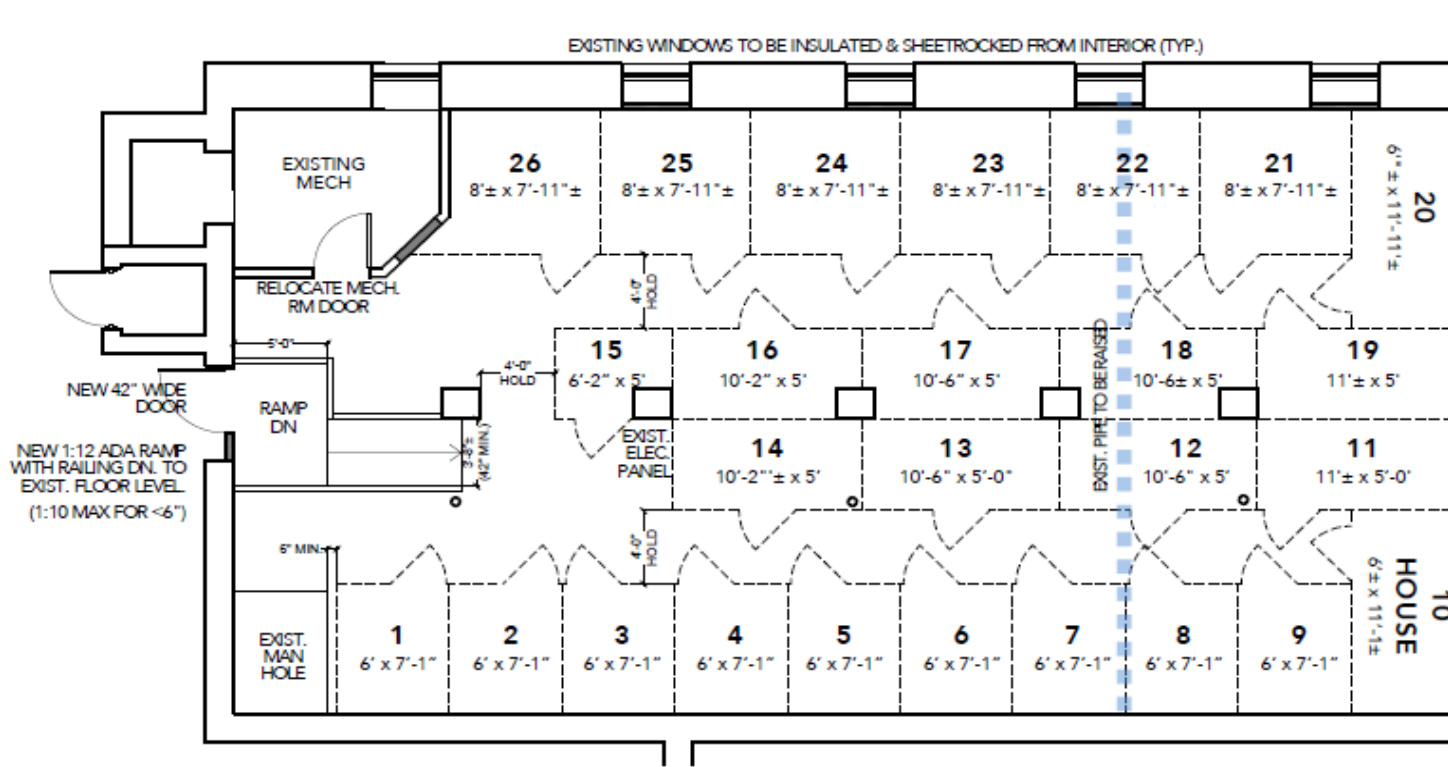


BUILDING KEY PLAN



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FLOORPLANS



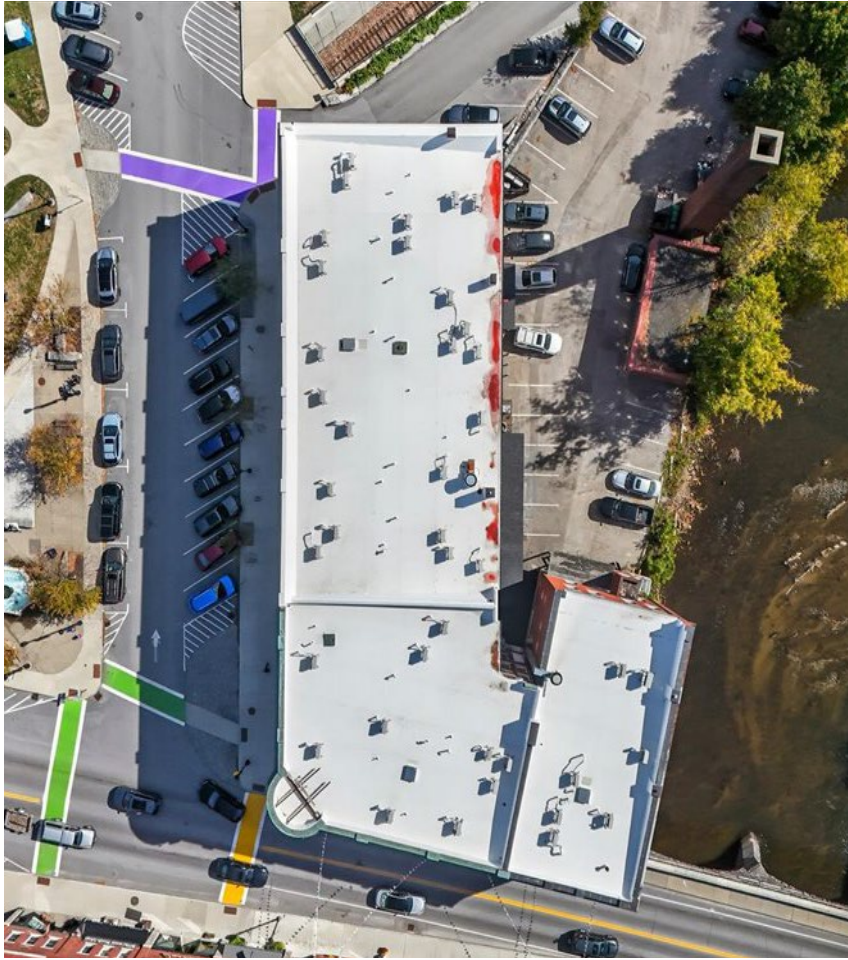
STORAGE UNITS – SB-107

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BUILDING KEY PLAN

SITEPLAN



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FINANCIAL SUMMARY

REVENUE

Residential Leases	\$698,178
Commercial Leases	\$334,221
Reimbursable Expenses (CAM/Trash)	\$44,368
Storage	\$18,438
Other Income	\$1,000

Total Revenue **\$1,096,205**

* 2026 Proforma

EXPENSES

Taxes	\$123,718
Maintenance	\$118,366
Utilities	\$61,935
Management	\$51,620
Insurance	\$24,713
Miscellaneous	\$1,895
Professional Fees	\$2,750

Total Expenses **\$384,997**

NET OPERATING INCOME - \$711,208

Additional lists of capital improvements and financials available upon request.



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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] *Declined to sign*

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] *Declined to sign*