

FOR SALE

CITY CENTER

**Unique Downtown Montpelier
Commercial Investment
Opportunity**



89 MAIN STREET
MONTPELIER, VERMONT



JAEGER NEDDE

O: 802.735.0753

C: 802.777.0732

E: JNEDDE@NEDDERE.COM



OVERVIEW

Located at 89 Main Street, City Center is prominently situated in the heart of downtown Montpelier, Vermont's capital city. This mixed-use commercial property enjoys a prime Main Street location within walking distance of government offices, shops, restaurants, and the Vermont State House.

The multi-story office and retail complex offers approximately 90,000 square feet of space, along with an attached 105 car parking garage and multiple long-term State of Vermont and government leases. As a cornerstone of downtown Montpelier, City Center provides tenants and visitors with convenient access to numerous local amenities, including banks, the public library, a movie theater, and a variety of dining and shopping options.

Listed at a competitive 8 cap rate or \$154/SF (excluding garage).

SALE PRICE

\$13,900,000

PROPERTY TYPE

Mixed use commercial

CURRENT TENANTS

- USPS (lease extension pending)
- Multiple State of Vermont Depts.
- AT&T
- Onion River Outdoors
- Marigold Adornments
- Skinny Pancake
- Vermont Leagues Cities and Towns
- & More!



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PROPERTY DESCRIPTION

Over the past decade, City Center has undergone extensive renovations across the majority of its suites, resulting in modernized office spaces thoughtfully designed to meet the needs of today's post-pandemic workforce. In the last five years alone, total capital improvements have exceeded \$2.4 million, underscoring a strong commitment to long-term quality and tenant experience.

Constructed on a concrete pedestal 4 feet above street level with no basement, the building demonstrated exceptional resilience during the 2023 Montpelier floods, serving as a vital hub in the city during a time of crisis. The upper floors have been converted into office space supported by long-term leases, while the lower levels feature a dynamic mix of retail, office, and restaurant uses. With a 97% occupancy rate and frequent showings, City Center is one of Montpelier's most sought-after properties!



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INVESTMENT HIGHLIGHTS**EXISTING UNIT MIX**

1 Restaurant, 6 retail suites, 9 Office suites.

ROOF

TPO membrane, New in 2017

FEATURING

- Cash flowing crown jewel property
- Flood resistant design
- Quality mix of tenants

BUILDING INFORMATION

BUILDING SIZE:	90,000 +/-SF
BUILT:	1986
STORIES:	3 Levels
SITE SIZE:	1.22 Acres
PARKING:	105 +/- garage spaces
ZONING:	Urban Center 1



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CONSTRUCTION

Steel and concrete

HVAC

District Heat Plant, Cooling tower, water sourced heat pumps

WATER/SEWER

Municipal

FIRE PROTECTION

Fully sprinklered, Fire Alarm

ELEVATOR

ADA compliant building

ELECTRIC

3 Phase 480

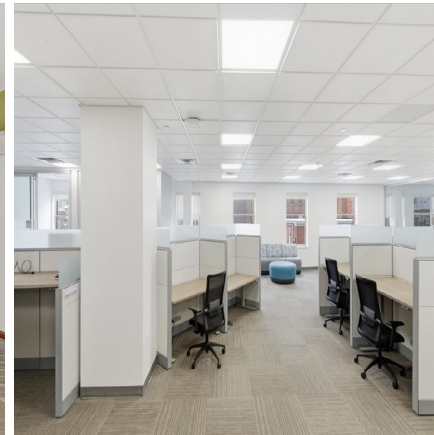
LIGHTING

Mainly LED

PLUMBING

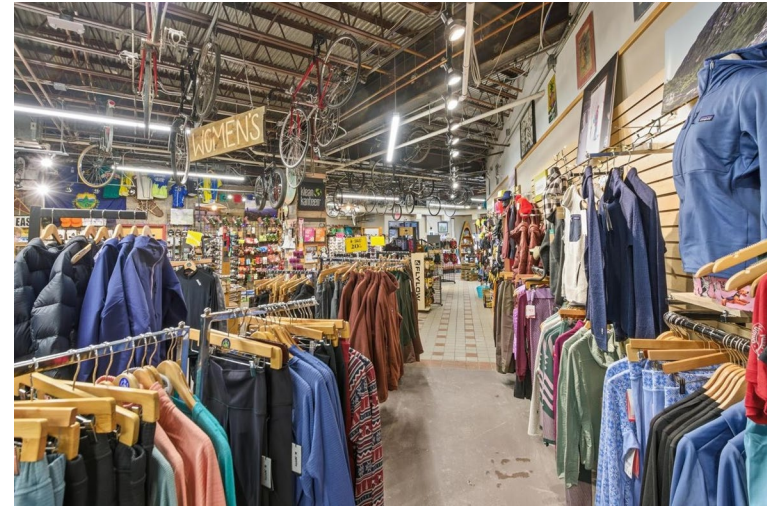
Copper/Plastic

INTERIOR PHOTOS



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INTERIOR PHOTOS



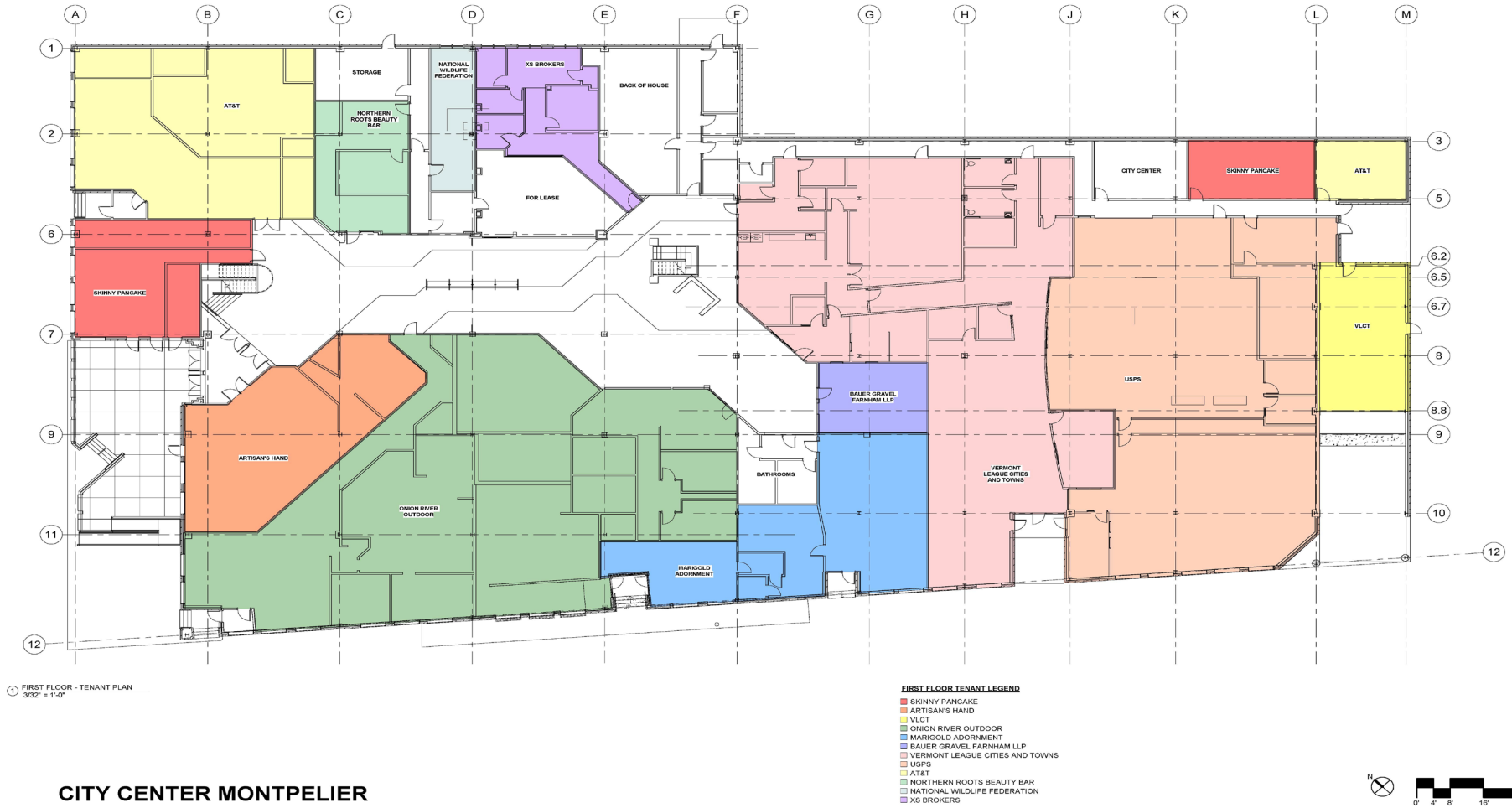
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INTERIOR PHOTOS



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FLOORPLANS



CITY CENTER MONTPELIER

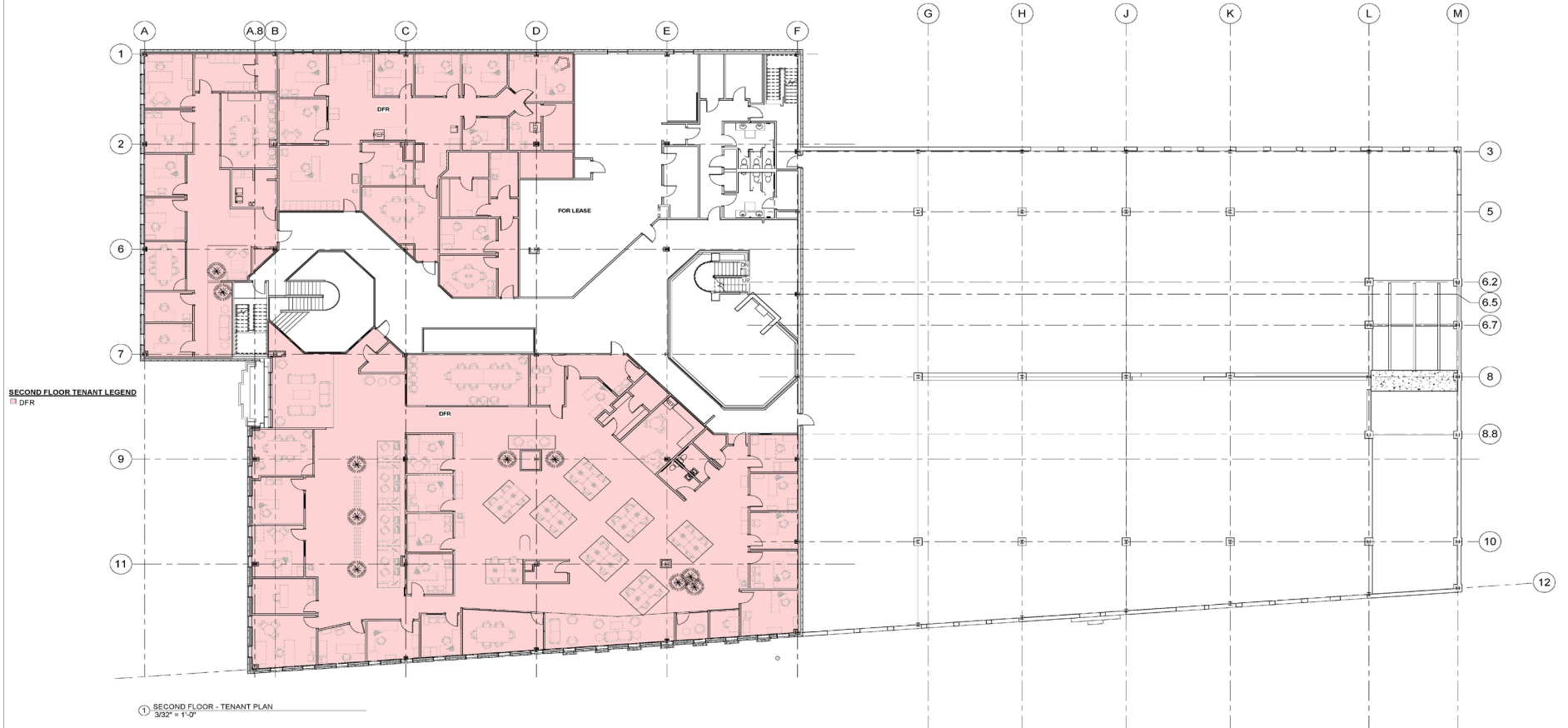
FIRST FLOOR - TENANT PLAN
09/16/2026

SCOTT & PARTNERS
ARCHITECTURE

7 Carmichael Street,
Essex Junction, VT 05453
P: 802.878.5553
F: 802.872.2194
SCOTT@PARTNERS.COM

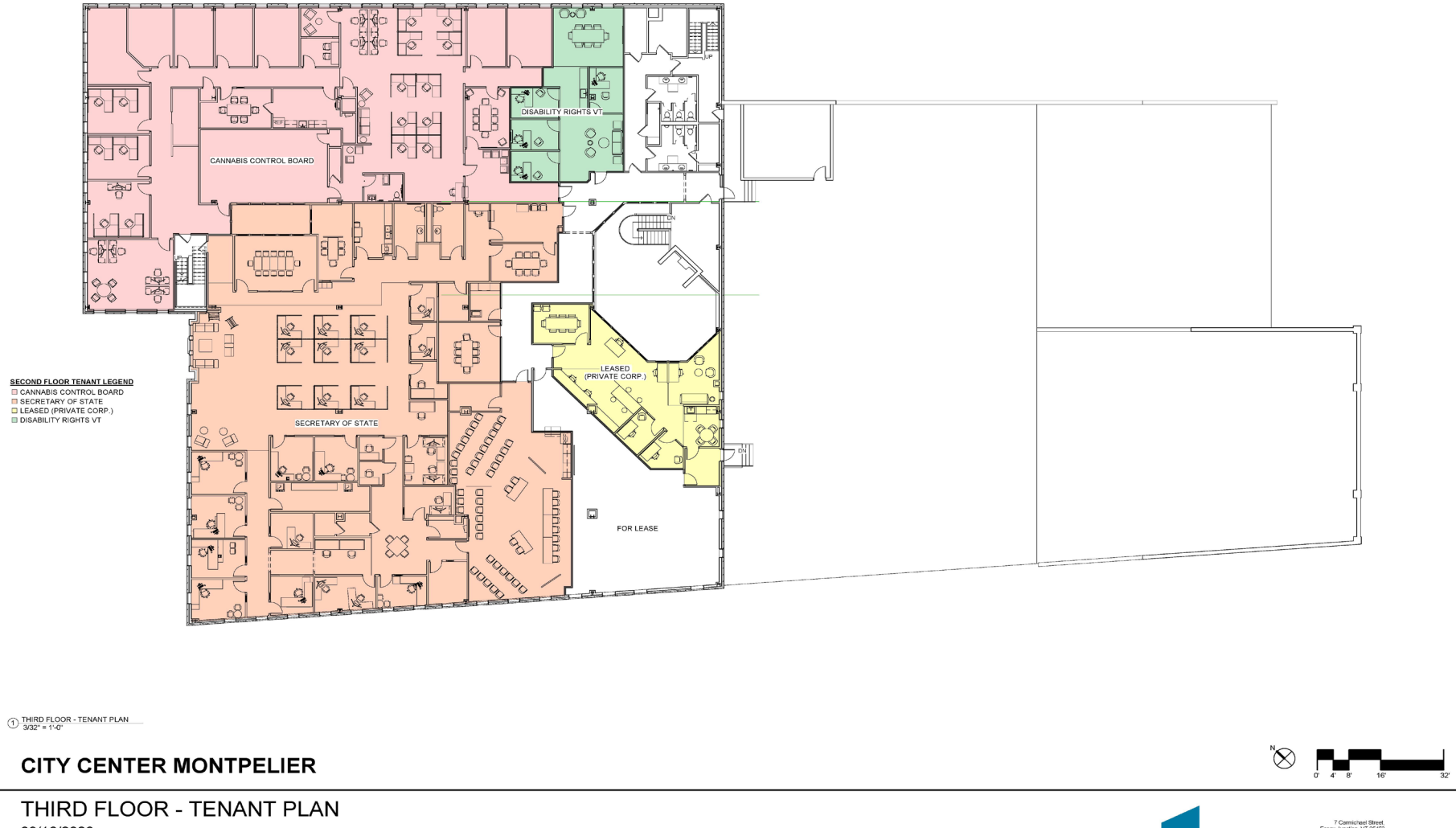
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FLOORPLANS



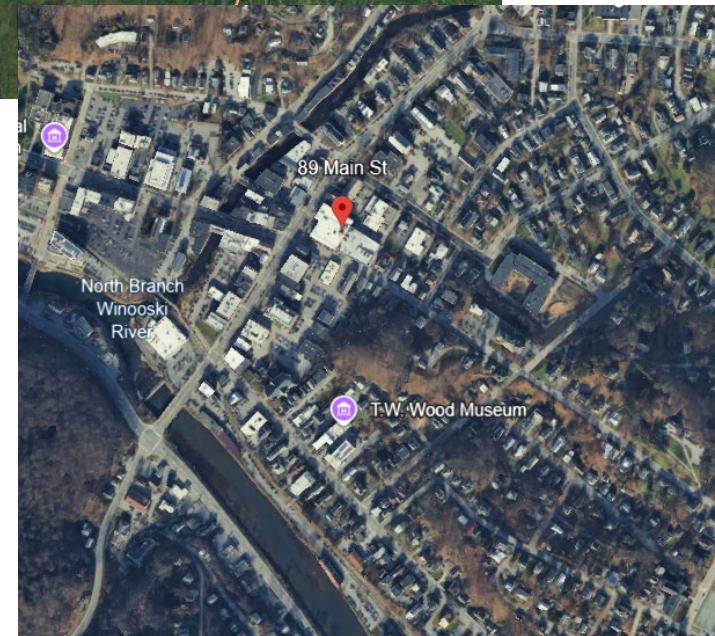
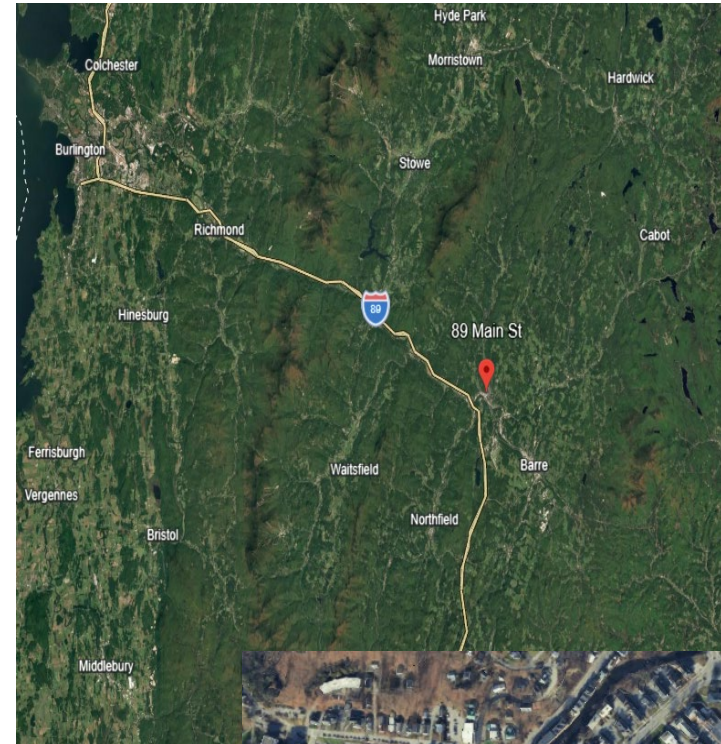
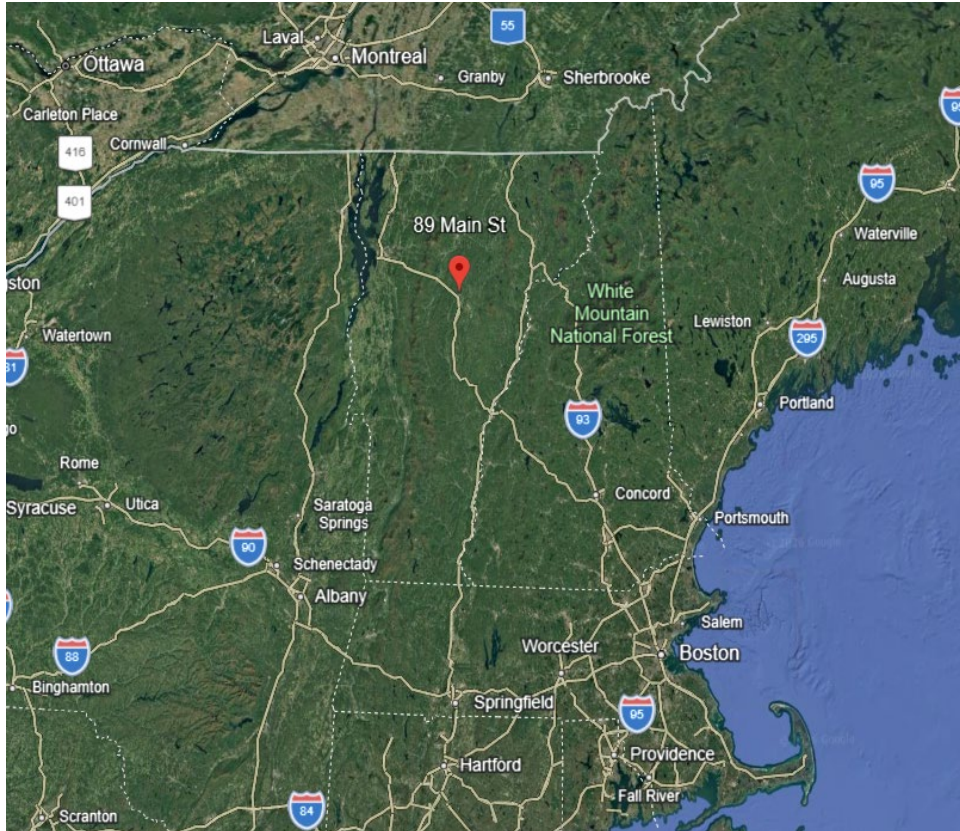
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FLOORPLANS



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AERIAL



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FINANCIAL SUMMARY

REVENUE

Commercial Leases	\$1,784,058
Reimbursable Expenses (CAM/Trash)	\$126,011
Other Income	\$14,340

Total Revenue **\$1,924,409**

Based on 2026 Budget

EXPENSES

CAM R&M	\$101,960
CAM Site Upkeep	\$69,016
CAM Utilities	\$115,200
CAM Property Expense	\$367,403
Non-CAM Site Upkeep	\$87,700
Non-CAM R&M	\$30,000
Professional Fees	\$1,000
General & Administrative	\$1,480

Total Expenses **\$809,958**

NET OPERATING INCOME: \$1,114,451

Additional lists of capital improvements and financials available upon request. Listed at an 8 Cap Rate.

Information contained herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property.



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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