

\$1,350,000
109± Acres
Orange County

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Orange County



3722 Route 14 South
Randolph, VT / Orange County

SUMMARY

Address

3722 Route 14S

City, State Zip

Randolph, VT 05061

County

Orange County

Type

Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

43.928207 / -72.590911

Taxes (Annually)

6814

Acreage

109

Price

\$1,350,000

Property Website

<https://www.landleader.com/property/3722-route-14-south-orange-vermont/59991>



**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

Fantastic income opportunity! This 109+/- acre parcel has 7 subdivided lots and is run as a cabin and tiny home AirBnB community. Currently 4 park model cabins, 1 tiny home, 1 yurt and 2 camp platforms producing a gross of about \$156,000 per year (2024 estimate). Two undeveloped lots, one with a 2- bedroom septic permit and the other with soils showing substantial additional capacity. If these and the yurt lot had single park models, gross income may be well over \$200,000 per year. Over 4000' of excellent roads, driveways, water lines, ECFiber, and DSL lines. Community enjoys a shared open recreation area, 0.5+/- acre pond, 22 acres of conserved land and lots of wooded uplands. Would be a great place for a retirement home on the upper lot with long distance views while managing the AirBnB community. Installed septic sites have not been maxed out, so there is room for organic growth on the existing systems. Currently owner managed and they are willing to teach new owners the ins and outs of the property. Up to date state and town permits, fully surveyed, utility drawings, and the engineer who designed everything is still working and available for expansion. Future owner may take advantage of further subdivision. Future owner may also sell the lots independently. So much potential for expansion of cabins, campers, building lot or excellent just as it is.

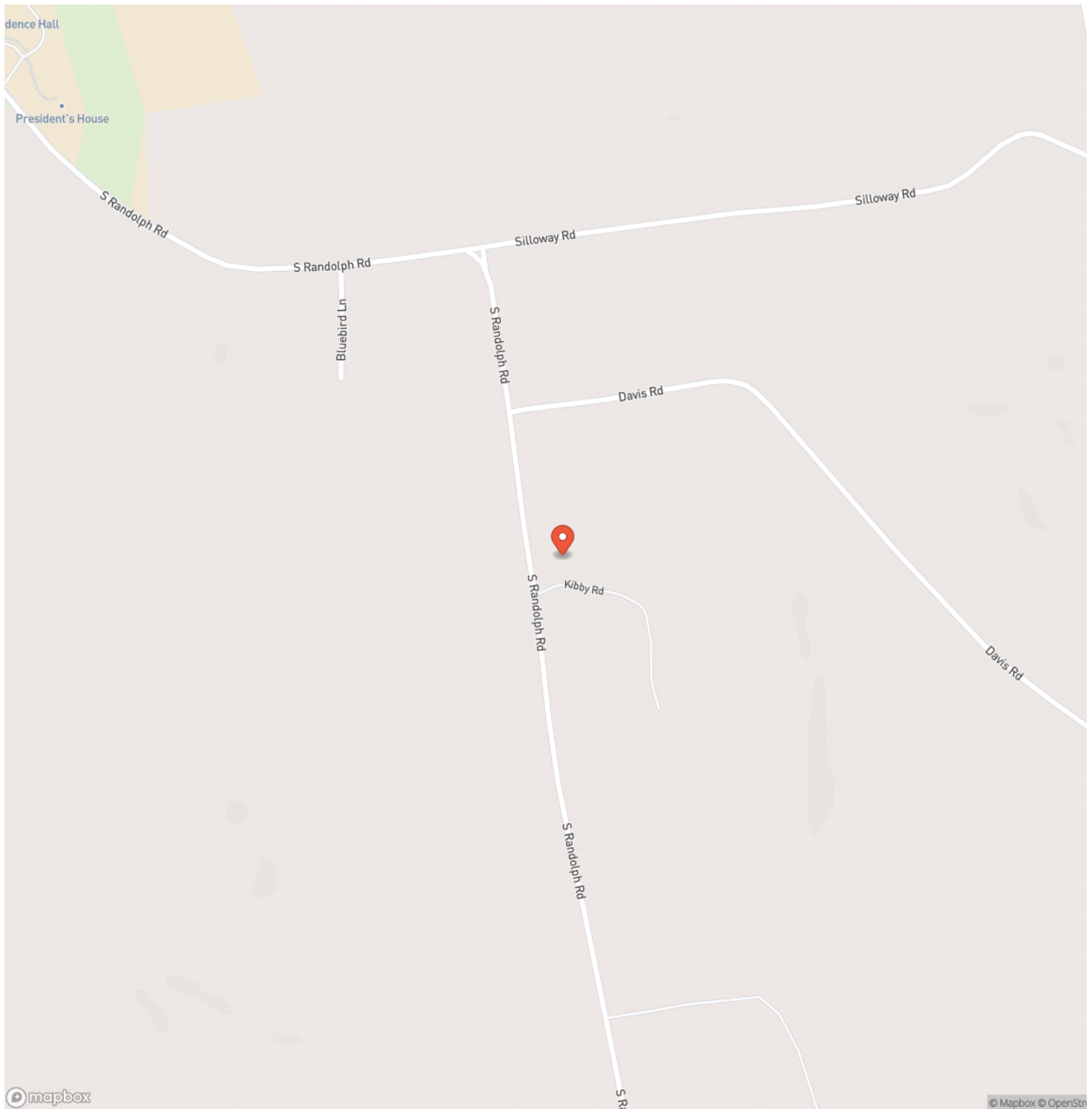


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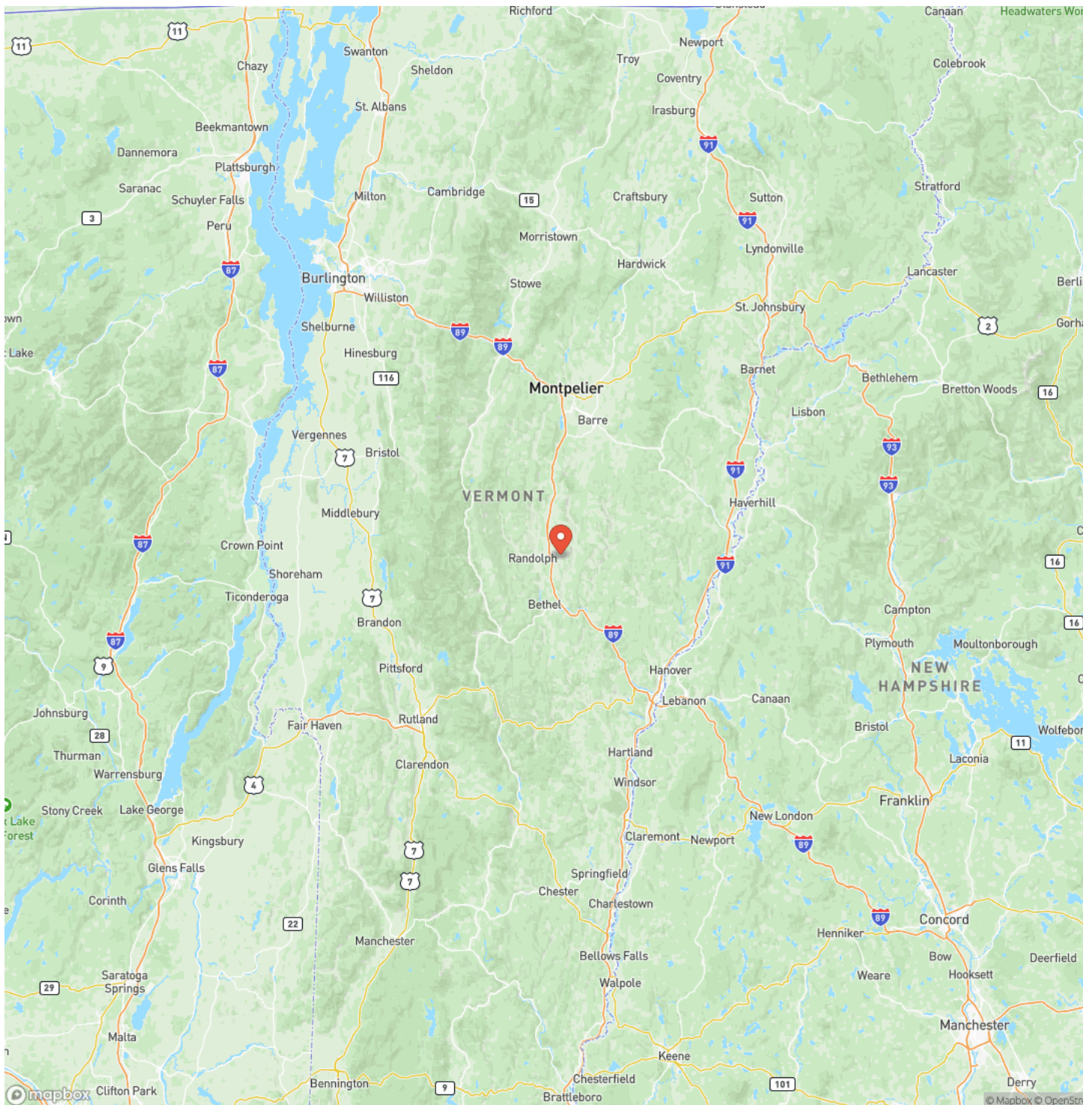
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Locator Map



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Locator Map



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Satellite Map



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**3722 Route 14 South
Randolph, VT / Orange County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Curtis Trousdale

Mobile

(802) 233-5589

Email

curtis@preferredpropertiesvt.com

Address

149 Knight Lane

City / State / Zip

Williston, VT 05495

NOTES



PREFERRED PROPERTIES

MORE INFO ONLINE:

preferredpropertiesvt.com/

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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