

EXCLUSIVELY FOR SALE

Contact:

Tony Blake

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200 BATTERY STREET BURLINGTON, VT

4,891 finished square feet (6,587 square feet including basement per assessor's records) which includes a 60% share of common entry and lobby at 198 Battery Street.

One of the area's most unique and best located properties in the highly sought after Battery Street/Waterfront area of Burlington!



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186 College Street
Burlington, Vermont 05401

Property Information Sheet

Property Identification:

Property Owner: Revocable Living Trust of Samuel S. Bloomberg

Property Address: 200 Battery Street

Parcel ID: 049-1-073-000

Land Size: .0348 acres

Zoning: Battery Street Transition

Taxes: 200 Battery St. \$11,594.84
198 Battery St. \$ 1,242.86

Building Improvements

Size: 6,072 sq. ft. total
1,518 sq. ft. per floor

Year Built: 1899

Stories: 3 + basement

Roof: Rubber Membrane

Heating: Gas hot water

Windows: Double hung with interior sliding storms

Entry: 198 Battery Street held in common with 196 Battery Street @ 60% interest
Includes 858 sq. ft. of gross floor area

Tenant:

Name: Joseph Paul O'Hara LLC

Space: 1,150 sq. ft. third floor

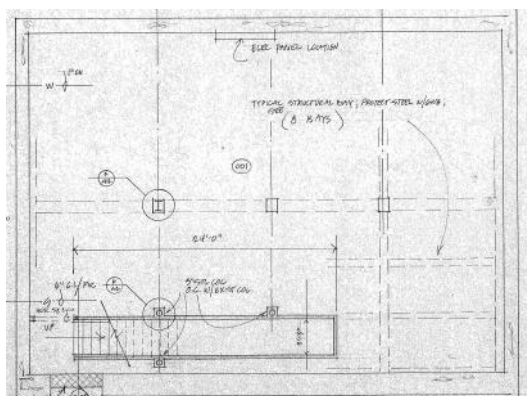
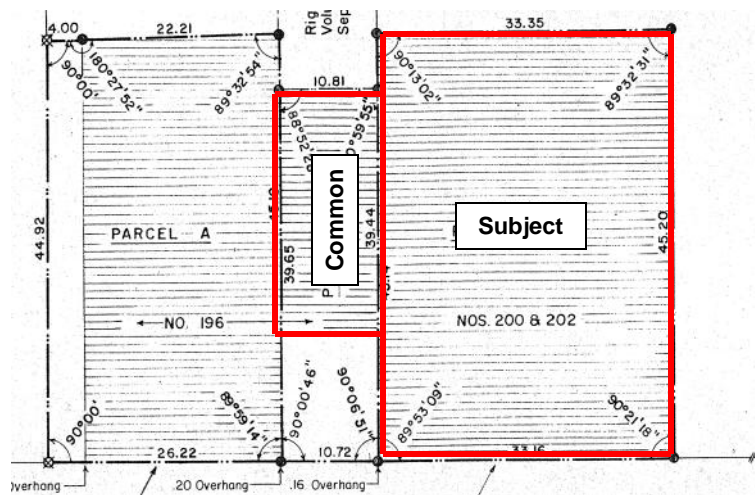
Term: Expires July 31, 2015

Rent: \$1,800/month + electric and 1/3 increase in annual operating expenses

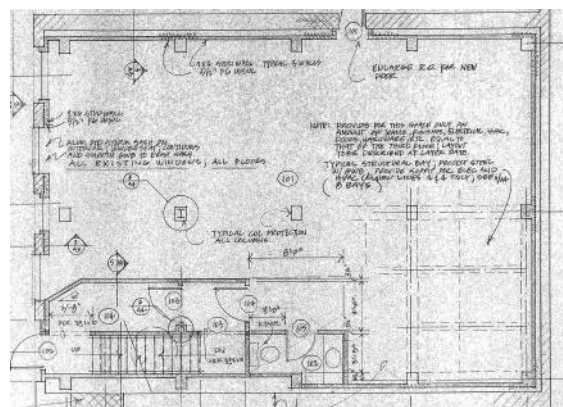
Use: Law practice



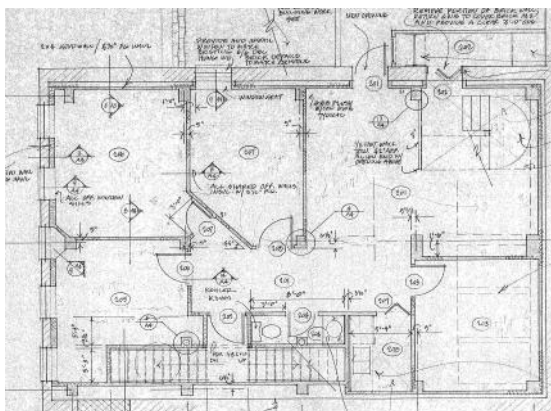
Common Lobby area



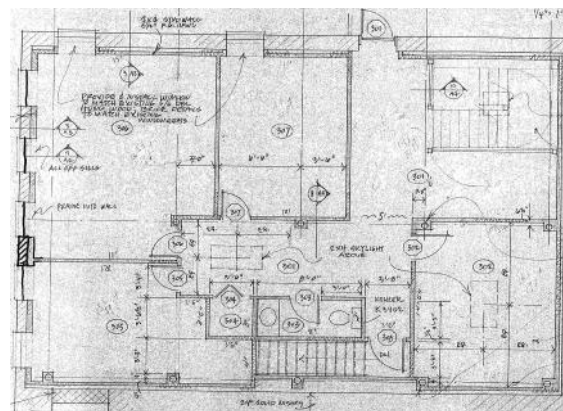
Basement



First Floor



Second Floor

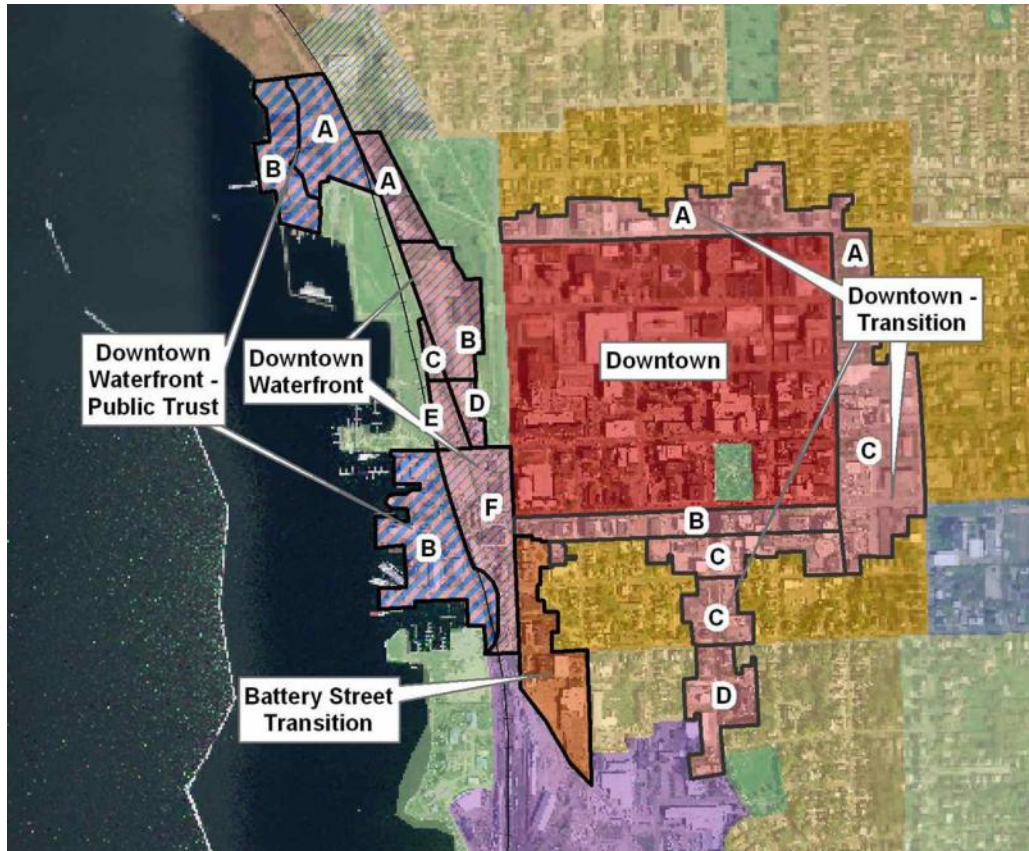


Third Floor

Note: Above floor plans are not necessarily reflective of current finished space.

Zoning:

200 Battery St. is located in the Battery Street Transition District (BS-T)



The **Battery Street Transition District (BS-T)** is intended to provide a balance and continuity in the character and scale of development on both sides of Battery Street and provide a transition between the Downtown Waterfront and the nearby residential district.

The Battery Street Transition District provides for numerous uses including a variety of residential applications (multi-family, assisted living, bed & breakfast, and more), some retail and service businesses, and a wide variety of office and professional establishments. In order to maintain an active streetscape for pedestrians and pedestrian-oriented businesses and activities, residential uses are not permitted on the ground floor of any structure that fronts Battery Street.



V/T Commercial is pleased to offer this prime commercial property for sale at ~~\$769,000~~

\$739,000

Depending upon the qualifications of the buyer, the seller has indicated a willingness to **finance the sale** at terms and conditions to be negotiated.

The sale of the property is subject to errors & omissions, change or withdrawal without notice. The acceptance or rejection of any offer is at the sole discretion of the seller.





VERMONT REQUIRED CONSUMER INFORMATION DISCLOSURE (This is Not a Contract)



The Consumer's choices in Buying and Selling Real Estate in the State of Vermont

Vermont law allows for different types of brokerage services to be provided to Buyers and Sellers by REALTORS®. You have the right to decide whether you want to be represented in a real estate transaction as a Client of a REALTOR® or to be an unrepresented Customer.

Right Now You Are A Customer

Vermont law requires all Real Estate Brokerage Firms and their agents meet certain basic standards when dealing with a Buyer or Seller. All REALTORS®

you deal with must observe the following practices whether you are a Client or a Customer of the REALTOR®:

- ▶ To disclose all material facts pertaining to the property that are known by the REALTOR®;
- ▶ To treat both the Buyer and Seller fairly and not knowingly distribute inaccurate information about the property;
- ▶ To account for all money and property received from or on behalf of the Buyer or Seller; and
- ▶ To comply with state and federal laws related to Real Estate Brokerage activity.

A Real Estate Firm may not act as an agent for both a Seller Client and Buyer Client in the same transaction, except as a limited agent with the informed, written consent of all parties. An unrepresented Buyer may, however, deal with the Real Estate Firm representing the Seller as a Customer or obtain his/her own representation.

If the Real Estate Firm is representing the Seller, a Buyer Customer should not offer or disclose information that he/she would not want conveyed to the Seller. If the Real Estate Firm is representing the Buyer, the Seller Customer should not offer or disclose information that he/she would not want conveyed to the Buyer.

Remember -

Unless you enter into a written agreement
for agency representation, you are a
CUSTOMER—not a CLIENT.

You May Become A Client

If you want a REALTOR® to represent you, you will need to enter into a written Listing Agreement as a Seller or a written Buyer Representation Agreement as a Buyer. Once you sign an agreement, you become a Client, not a Customer. As a Client, the Real Estate Firm will provide you with the following services in addition to the basic obligations previously listed:

- ▶ To perform the terms of a written Listing Agreement or Buyer Representation Agreement with reasonable skill and care;
- ▶ To promote your best interests:
 - For **Seller** Clients this means the Real Estate Firm will put the Seller's interests first and negotiate for the best price and terms for the Seller.
 - For **Buyer** Clients this means the Real Estate Firm will put the Buyer's interests first and negotiate for the best price and terms for the Buyer.
- ▶ To maintain the confidentiality of client information, including bargaining information.

There is no requirement that you must be represented by a REALTOR® in the sale or purchase of property.

This is Not a Contract

Consumer Disclosure must occur prior to a REALTOR® listing a property, showing a property, or entering into a buyer representation agreement.

I/We confirm receipt of a copy of this disclosure as required by the Vermont Real Estate Commission and understand the options available to me/us as a Consumer:

Signature _____ Date _____
Print Name _____

Signature _____ Date _____
Print Name _____

Address _____

Provided by: _____ Date _____
REALTOR®

Name of Real Estate Brokerage Firm _____

Address _____

Phone _____

This form developed by Vermont Association of REALTORS®, Inc.