



## Industrial Property for Sale

30 Bright Street, Burlington, VT

<b>Size:</b>	6,250+/- SF	<b>Available:</b>	Immediately
<b>Use:</b>	Warehouse	<b>Parking:</b>	Ample On-Site
<b>Location:</b>	Close to Interstate	<b>Price:</b>	\$359,000

**Comments:**

- Rare Burlington Industrial property.
- Priced below assessed value!
- Keep as is or explore zoning to redevelop.
- Nice location.
- Building is clean and ready to use!

Jed Dousevicz

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[www.vtcommercial.com](http://www.vtcommercial.com)

186 College Street, Burlington, Vermont 05401

Information contained herein is believed to be accurate, but is not warranted.

# Lister Card

5/1/12

LAND

City of Burlington, Vermont

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758  
3/27/12  
CLA 87,99

446,187

View on Map Permit History

### Property Summary

Parcel ID	040-2-108-000	Address	30 BRIGHT ST	Owner(s)	HUTCHINS LIVING TRUST HUTCHINS TRUSTEE BRENDA J HUTCHINS TRUSTEE ROGER R
SPAN Number	114-035-14137	Land Use	Commercial		
Mailing Address	9 WHITE LILAC WAY, COLCHESTER, VT 05446				

### Current Assessed Values

Total Value	\$392,600.00	Building Value	\$66,500.00	Land Value	\$302,500.00	Yard Items	\$23,600.00
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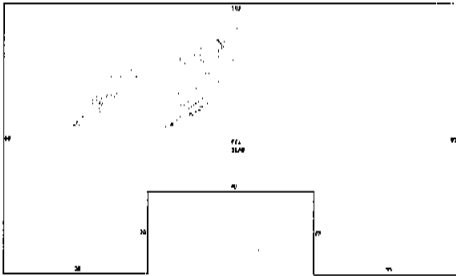
### Most Recent Sales Information

Grantor	Sale Date	Sale Price	Book & Page
HUTCHINS, ROGER	7/7/2005	0.00	923-367
HUTCHINS ROGER	9/30/1998	195,000.00	604-431
RAFASKY SAM & LEAH	5/27/1992	1.00	453-528

### Property Details

Grade	AVERAGE	Heat Type	SPACE HEAT	Heat Fuel	GAS
Acres	0.39	Gross Area	12,700.00	Finished Area	6,350.00
Building Type	WAREHSE GEN	Year Built	1995	Units	1
Rooms		Bedrooms		Baths (Full/Half)	0 / 1
Zoning	NMU	Foundation	S	Depreciation	16.75 %

### Sketched Areas



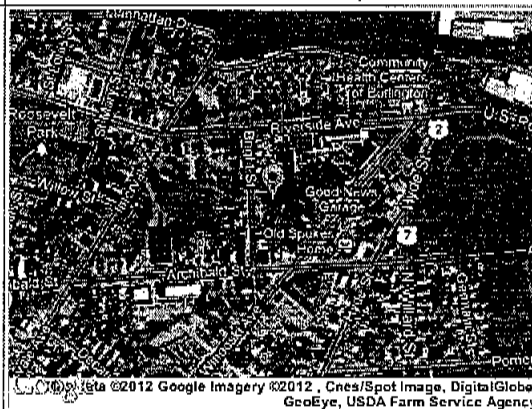
Card #	Area	Description	Gross Area	Finished Area
1	FFL	1ST FLOOR	6350	6350
1	SLAB	SLAB FNDTN	6350	0

### Map & Image

Image(s)



Location Map



604 431

EXECUTOR'S DEED

TO ALL TO WHOM THESE PRESENTS SHALL COME, THE MERCHANTS TRUST COMPANY, Executor of the Goods, Chattels and Estate of LEAH RAFSKY, late of South Burlington, in the County of Chittenden and State of Vermont, deceased, SEND GREETING:

WHEREAS, the Honorable the Probate Court for the District of Chittenden, at a session thereof, holden at the Probate Office in Burlington, in said District, on the 18th day of March, A.D. 1997 on due application in writing for that purpose, which said application having been duly published according to law, did license and authorize The Merchants Trust Company to sell at public auction or private sale a portion of the real estate of said deceased, for the purpose of raising cash.

AND WHEREAS, having previously taken the oath required by law, and fulfilled all the requisitions of the Statute, and of the license aforesaid It has sold a portion of the same real estate to ROGER AND BRENDA HUTCHINS, husband and wife, of Charlotte, in the County of Chittenden and State of Vermont for the sum of One Hundred ninety-five Thousand 00/100 Dollars (\$195,000.00).

NOW, KNOW YE, That pursuant to the license and authority aforesaid, and not otherwise, and in consideration of the said sum of One Hundred ninety-five Thousand 00/100 Dollars, the receipt whereof It does hereby acknowledge, It does by these presents, Grant, Bargain, Sell, Convey and Confirm unto the said Roger and Brenda Hutchins, husband and wife as tenants by the entirety, and their heirs and assigns, the Land and improvements thereon in Burlington in the County of Chittenden and State of Vermont described as follows, viz;

Being two lots of land, together with the buildings and improvements thereon, situated on the easterly side of Bright Street in Burlington, Vermont commonly referred to as 30-38-381/2 and being more particularly described as follows:

Lot 1: A lot of land with buildings thereon known and designated as 38-38-1/2 Bright Street. Said premises are conveyed subject to reservations and rights of way as described in a deed of record in Volume 126, Page 687 of the City of Burlington Land Records.

Paul, Frank & Collins, Inc.  
Attorneys At Law  
Burlington, Vermont

④  
MB

CITY CLERK'S OFFICE  
Received 10-13-1988 at 3:00 P.  
and recorded in Vol. 1004 on Page \_\_\_\_\_  
of Burlington Land Records.  
Vermont Property Transfer Tax 32 V.S.A. Chap. 231  
-ACKNOWLEDGEMENT-  
Return, Certificate & Payment Required



## Vermont Real Estate Commission Mandatory Consumer Disclosure



(This is not a Contract)

This mandatory disclosure shall be given to the consumer at the first reasonable opportunity, and must be given to the consumer before discussion of confidential information; entering into a service agreement; or showing a property.

### **Right Now You Are A Customer**

As a customer, the real estate agent with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

Vermont law requires all agents to perform basic duties when dealing with a buyer or seller. You can expect the agent with whom you deal to provide the following services whether you are a Customer or a Client:

- To disclose all material facts pertaining to the property known to the agent.
- To treat both the buyer and seller honestly and not knowingly give false or misleading information.
- To account for all money and property received from or on behalf of the buyer or seller.
- To comply with all state and federal laws related to the practice of real estate.

### **I/We Acknowledge Receipt of This Disclosure**

\_\_\_\_\_

Printed Name of Consumer

\_\_\_\_\_                                          \_\_\_\_\_

Signature of Consumer                                          Date

[  ] Declined to sign

\_\_\_\_\_

Printed Name of Consumer

\_\_\_\_\_                                          \_\_\_\_\_

Signature of Consumer                                          Date

[  ] Declined to sign

### **You May Become A Client**

Whether you are selling or buying, clients receive more services than customers. You become a client by entering into a written contract with a real estate brokerage firm. All agents in the firm work for you.

In addition to the services noted in the left hand column, as a client you can expect the following services:

- Confidentiality, including bargaining information
- Promotion of your best interest within the limits of the law
- Advice and counsel
- Assistance in negotiations

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### **Important Information**

1. You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.
2. Before you hire a brokerage firm, ask for an explanation of the firm's conflict of interest policies.

This form has been presented to you by:

\_\_\_\_\_

Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_

Printed Name of Agent Signing Below

\_\_\_\_\_                                          \_\_\_\_\_

Agent of the Firm Signature                                          Date