



Exclusively For Sale



## Charlotte Commercial Building

735 Ferry Road,  
Charlotte, Vermont

- ♦ *Ideal for School, Office, or Re-Development*
- ♦ *7,910 sq. ft. on 6.01 acres*
- ♦ *2,560 gallons per day septic capacity!*

Bill Kiendl x 12  
[bk@vtcommercial.com](mailto:bk@vtcommercial.com)

P: 802-864-2000  
F: 802-862-2440

186 College Street  
Burlington, Vermont 05401

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

*Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to sell.*

## Offering Summary:

V/T Commercial is proud to present for sale, all land and building improvement located at 735 Ferry Road, Charlotte, Vermont. Currently the home of The Lake Champlain Waldorf High School (LCWHS), the property will be available for a new owner on or about July, 2013.

Purchased in 2003, the property consists of 6.01 acres of beautiful pastoral land along with a 7,910 square foot 3 level story building improvement. The building was originally constructed as creamery and was converted to an office use in the 1990's. It is now used as an educational facility with numerous partitioned areas for classrooms, offices, labs, kitchen and gathering areas

LCWHS has invested over \$375,000 in building upgrades including, extensive interior renovations, mechanical updates, sprinkler system, and the development of a high capacity commercial grade water & septic systems.

The significant infrastructure upgrades associated with this property, along with it's liberal commercial zoning, lend itself to numerous potential future uses other than it's existing use as an educational facility

- ◆ Office
- ◆ Light Industrial
- ◆ Health Clinic
- ◆ Health Club
- ◆ Veterinary
- ◆ Restaurant
- ◆ Outdoor Market
- ◆ Affordable Housing
- ◆ Multi-Family Housing
- ◆ Municipal

**Asking Price: \$495,000**

Tours of property to be made by appointment only.



View from Ferry Road





**Disclaimer:** This offer to sell is subject to errors and omissions and change without notice. The acceptance of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All buyers are encouraged to seek professional advice and perform their own due diligence



# Property Information Sheet

Address: 735 Ferry Road, Charlotte, Vermont

Owner: The Lake Champlain Waldorf School

Land: 6.01 acres  
Irregular shape  
453 +- foot frontage on Ferry Rd.  
660 +- feet deep

Topography: Mostly open and flat

Building Size: 1-3 stories - fully finished  
Gross Area: 7,910+- sf  
Base Area: 2,980 +- sf

Zoning: Commercial / Light Industrial

Age: Circa 1900's

Deed Reference: Book 136, Page 325

Tax Assessment: \$747,000

Tax Status: Non-Profit

Parking: Ample On Site - Gravel  
Estimate: 50 +- capacity

Construction: Primarily wood frame w/ clapboard siding

Roof: Asphalt shingle.

Windows: Mostly double hung wood sash with aluminum storms.

Septic System: High capacity 2,560 gallon per day commercial grade forced main septic system allowing for 107 students.

Alternative / change of uses translates to:

Restaurant: 93 seats  
Office: ???  
Residential: ????

Water System: Drilled well on site with submersible pump yielding 1,930 gallons per day. Water is aerated for odor and stored in 3,950 gallon holding tank.

Environmental: The property has been routinely inspected for environmental hazards. Removal or abatement of such hazards has been ongoing. All records associated with above are available for review.

Heating & Cooling: Oil fired hot water with baseboard distribution on 1st two levels. 3rd level has a propane fired forced air HVAC system with 2 pad mounted compressors.

Plumbing: Two rest rooms on 2nd level and one rest room on top level. There is a full kitchen on 2nd level.

Life Safety: Fully sprinkled throughout with smoke alarms and alarms and emergency lights throughout.

# Zoning

**TABLE 2.4 COMMERCIAL/ LIGHT INDUSTRIAL DISTRICT (C/LI)**

**(A) Purpose.** The purpose of the Commercial/ Light Industrial District is to offer sites for the development of light industry that support small to medium work forces, especially those industries with low water usage which do not generate traffic, wastewater or pollutants in excess of local infrastructure, facility and assimilation capacities; which do not adversely affect the town's natural and scenic resources or properties and uses in the vicinity; and which are compatible with the village character and pattern of development, as expressed in the *Charlotte Town Plan*.

**(B) Allowed By Right (No permit needed)**

1. Agriculture [see Section 9.2]
2. Forestry [see Section 9.2]
3. Home Child Care serving 1-6 children [see Section 4.7]
4. Home Occupation I [see Section 4.11]
5. Outdoor Market (Max: 10 vendors)

**(C) Permitted Uses**

1. Accessory Structure/Use (to a permitted use)
2. Affordable Housing [see Section 4.4]
3. Commercial Farm Stand
4. Dwelling/Accessory w/ one bedroom [see Section 4.2]
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Financial Institution (Max: 4,000 sq. ft.; no drive-through)\*
8. Home Child Care serving 7-10 children, inclusive, as provided in Section 4.7
9. Home Occupation II [see Section 4.11]
10. Light Industry (Max: 10,000 sq. ft.)\*
11. Office (Max: 4,000 sq. ft.)\*
12. Outdoor Market (Max 15 vendors)
13. Warehouse Facility (Max: 10,000 sq. ft.)\*

**(D) Conditional Uses**

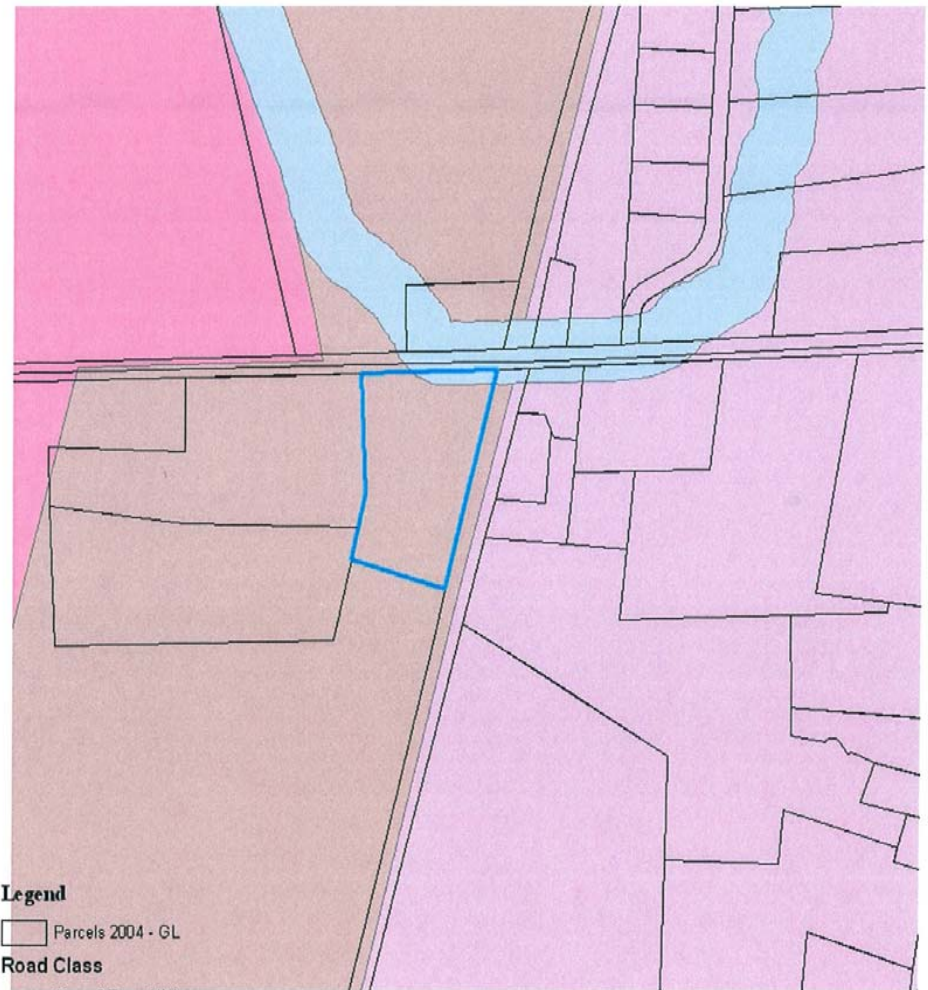
1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Affordable Housing [see Section 4.4]
4. Agricultural Equipment Sales & Service [see (F)(1)]
5. Boat Sales & Service [see (F)(1)]
6. Contractor's Yard [see Section 4.6]
7. Day Care Facility [see Section 4.7]
8. Dwelling/Accessory w/ two bedrooms [see Section 4.2]
9. Dwelling/Elderly (Max: 10 units)
10. Dwelling/Multi-Family (Max: 4 units)
11. Financial Institution (Max: 10,000 sq. ft.; drive-through allowed)\*
12. Health Clinic (Max: 20,000 sq. ft.)\*
13. Home Occupation III [see Section 4.11]
14. Light Industry (> 10,000 sq. ft., Max: 20,000)\*
15. Municipal Facility [see (F)(4); Section 4.15]
16. Mobile Home Sales [see (F)(1)]
17. Motor Vehicle Sales & Service [see (F)(1)]
18. Office (Max: 20,000 sq. ft.; only on a PUD)\*
19. Outdoor Market (more than 15 vendors)
20. Personal Service (Max: 20,000 sq. ft.)\*
21. Parking Facility
22. Public Facility [see (F)(4); Section 4.15]
23. Restaurant (no drive-through)
24. Recreation/Indoor
25. Recreation/Outdoor
26. Retail Store (Max: 20,000 sq. ft.; only in a PUD)\*
27. School
28. Snack Bar
29. Transfer Station/Recycling Center [see Section 4.15]
30. Transit Facility
31. Veterinary Clinic
32. Warehouse Facility (>10,000 sq.ft.)\*
33. Waste Management Facility [see (F)(4); Section 4.15]

\* **Note:** Square footage limitations in this district apply to the total gross floor area.

**(E) Dimensional Standards** (unless otherwise specified by use type):

Minimum Lot Area:		Minimum Setback/Side:	50 feet
Residential:	5 acres/dwelling unit	Minimum Setback/Rear:	50 feet
Non-Residential	1 acre	Maximum Height (Section 3.5):	35 feet
Minimum Density:		Maximum Building Coverage:	25%
Residential:	5 acres/dwelling unit	Maximum Lot Coverage:	40%
Non-residential	No minimum density is required; such uses will be evaluated by coverage and other applicable requirements.	PRDs: Required [see (F)(3)]	
Minimum Frontage:	200 feet	PUDs: Required [see (F)(3)]	
Minimum Setback/Front:	25 feet (from ROW)		
Route 7:	100 feet (from ROW)		

## Zoning Map



**Legend**

Parcels 2004 - GL

**Road Class**

Class 2 Town Highway

**Zoning2006**

<all other values>

**District**

COMMERCIAL

CONSERVATION

RURAL

WEST CHARLOTTE VILLAGE

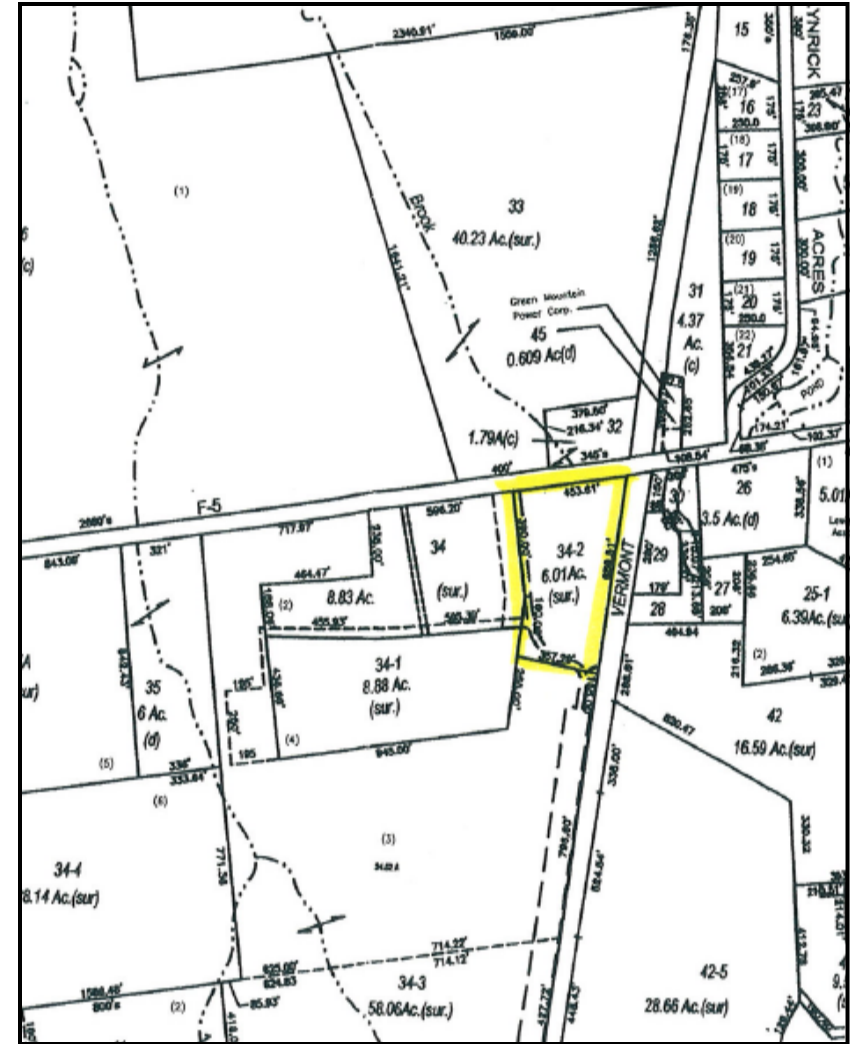




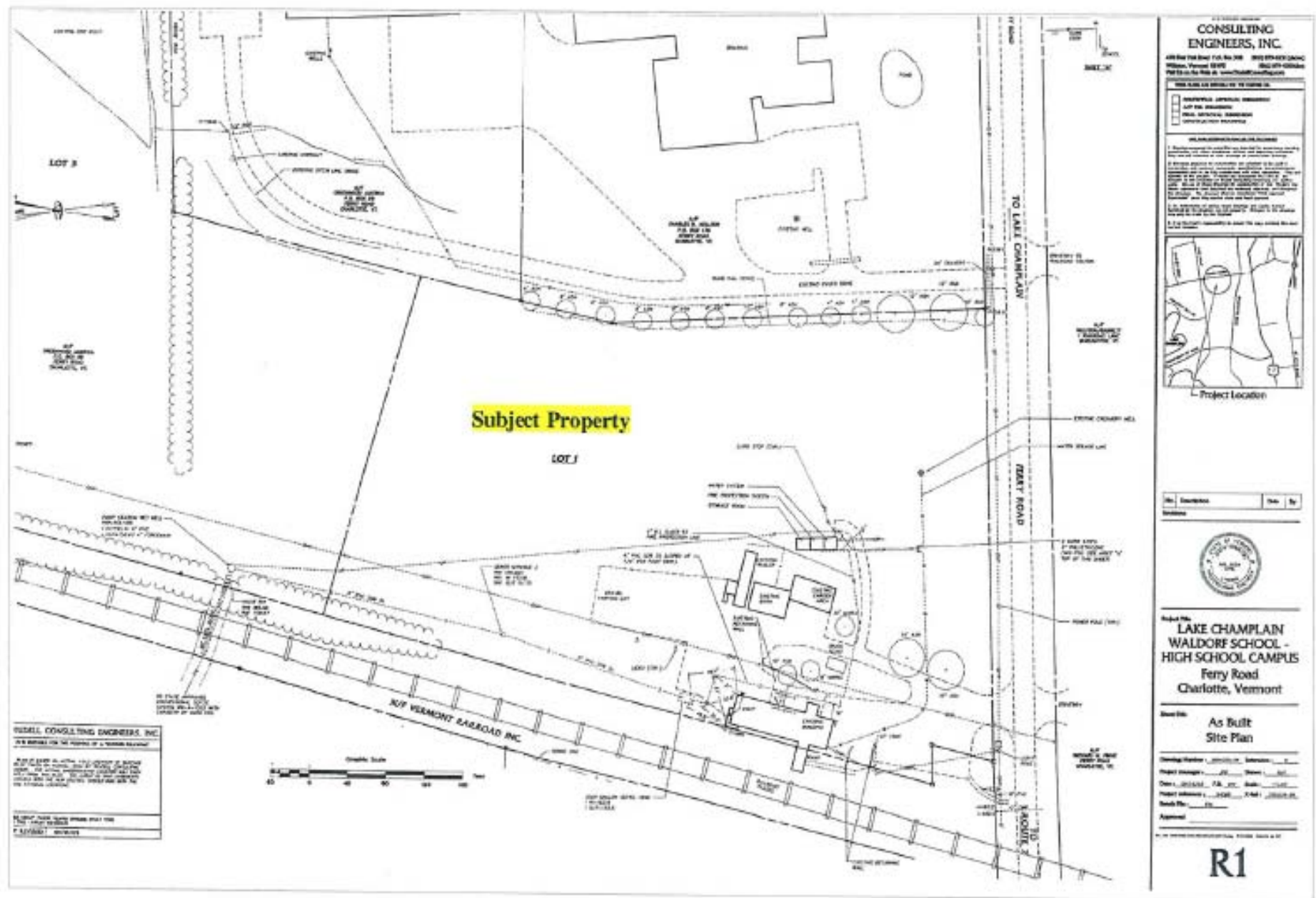
Arial View



Tax Map

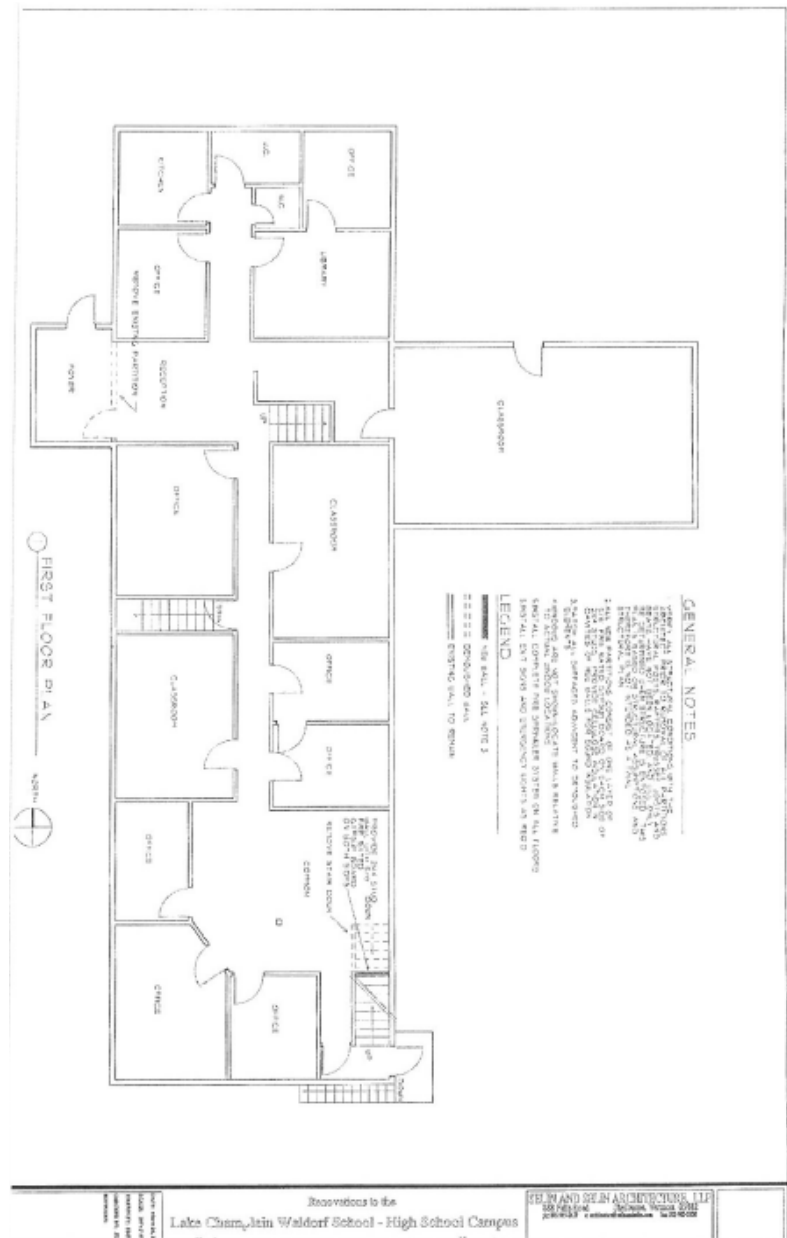


## Site Plan



**\*\*Plans are for visual purposes only and are not to scale or 100% accurate.**

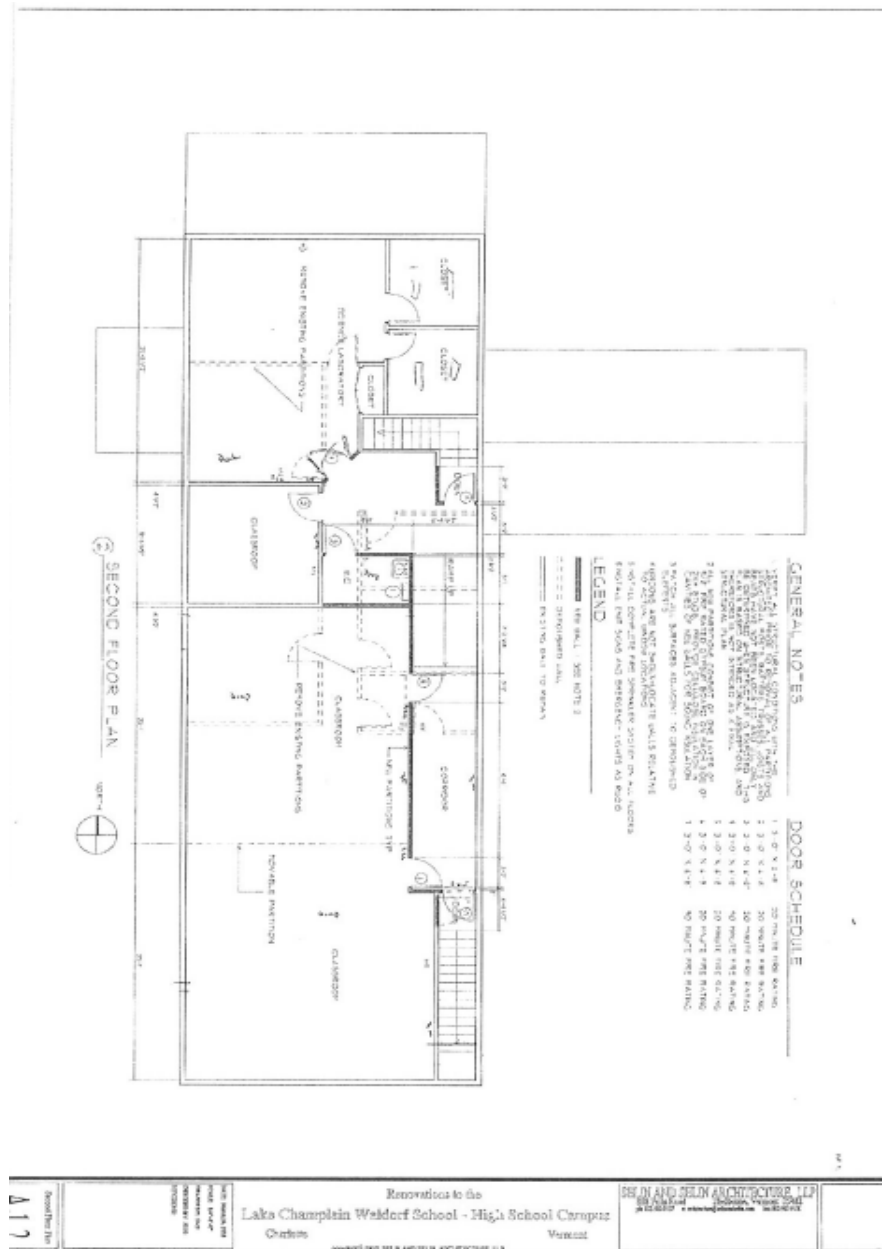
## 1st Floor & 2nd Floors



**\*\*Plans are for visual purposes only and are not to scale or 100% accurate.**



## 3rd Floor



**\*\*Plans are for visual purposes only and are not to scale or 100% accurate.**