



SOLICITATION FOR OFFERS

Now Accepting Solicitation for Offers

165 Heineberg Drive, Colchester, VT

Size:	11,826 +/- sf on a 1.39 +/- acre lot size	Offers Due:	Wed, Nov 11, 2015
Use:	Mixed	Price:	SFO Bid Process

Comments:

- Nicely located building with many acceptable uses in the GD1 zoning
- 2 existing buildings located on a deep lot - 1.39 +/- acres
- Great redevelopment or use existing buildings
- Solicitation process with bids due by Wed November 11
- Well located property, flexible for many approved uses in a favorable zone
Municipal Water, Natural Gas & Oil (buried oil tank exists), onsite septic
- Front space used for many years as retail for Victory Sports, rear space was used
for warehouse and shop, additional rear separate building was used for storage
- Fairly high ceiling clearance and existing mezzanine offices in main building
- Great opportunity for someone to move an existing business to this site,
redevelop, or buy as an investment and find a new tenant(s)!

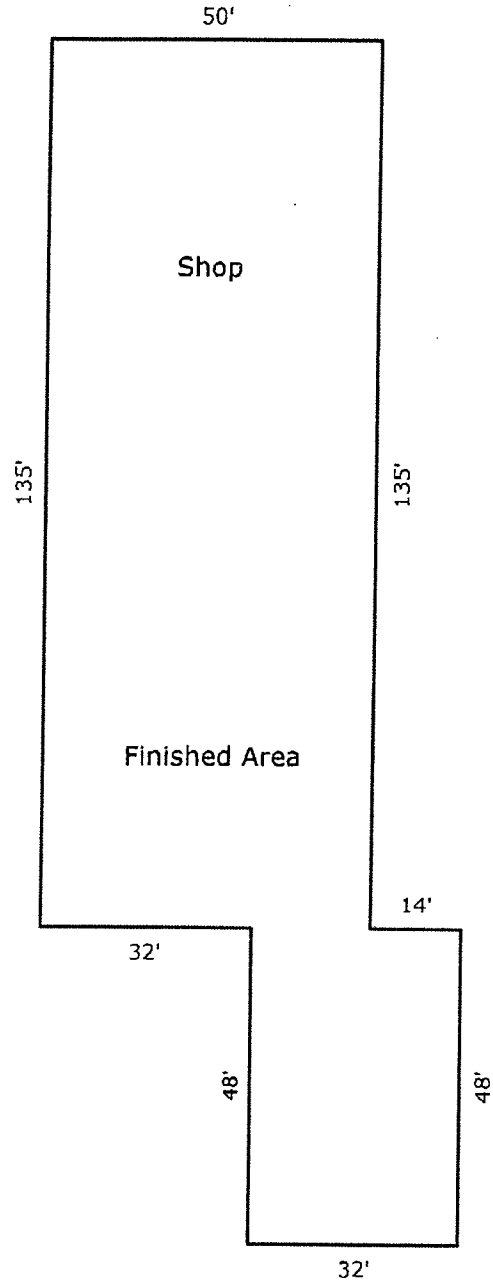
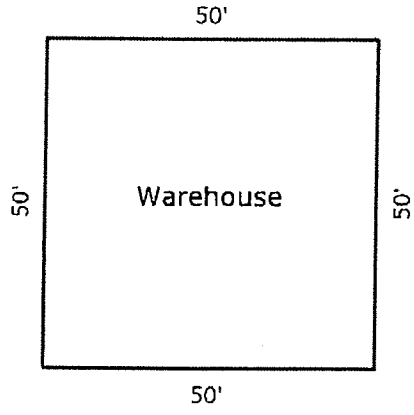
For more information contact:

Jed Dousevicz 802-864-2000 X 14

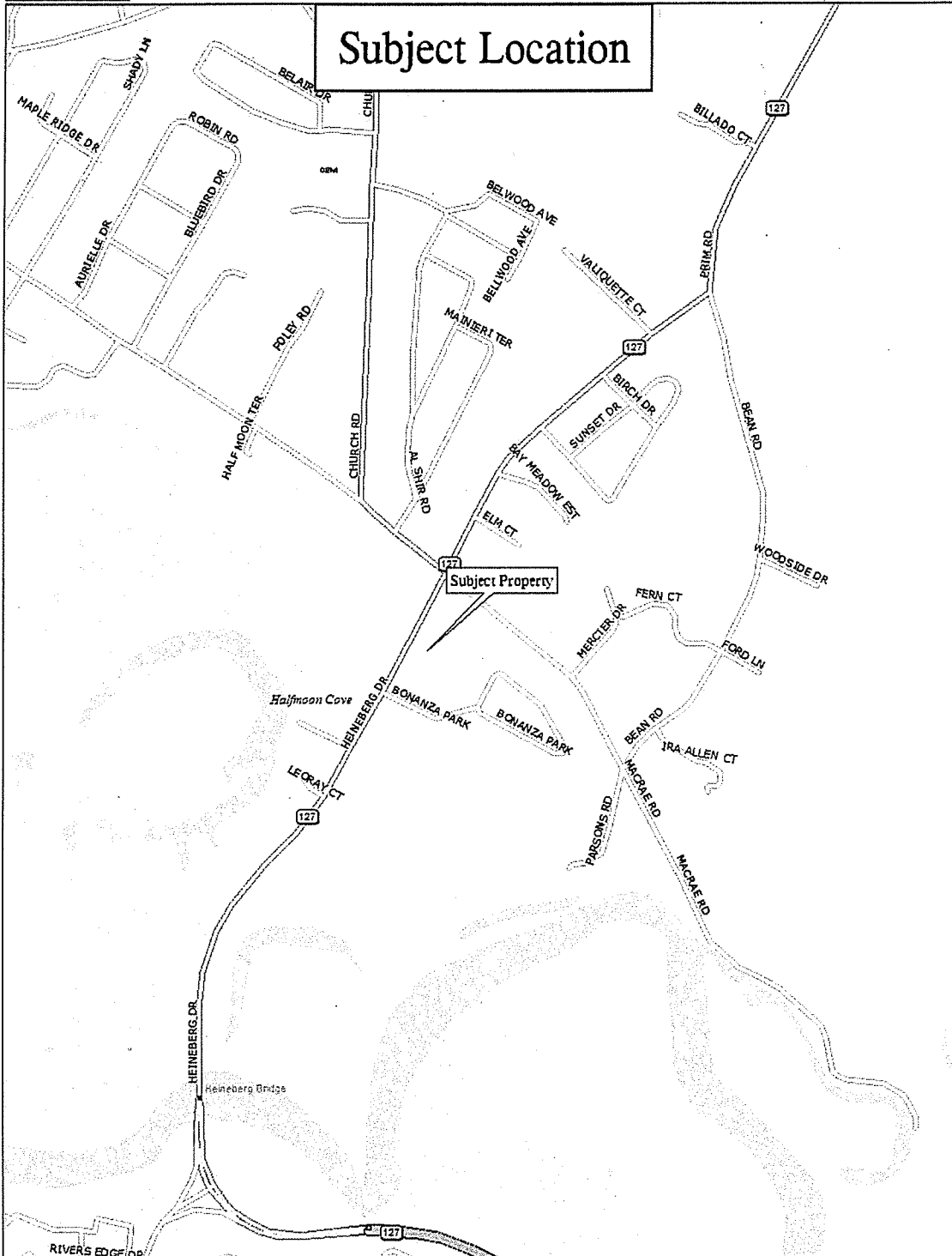
jed@vtcommercial.com



Building Sketch



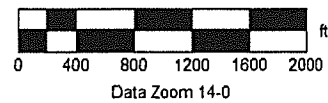
Subject Location



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Aerial View of Subject Property



Neighborhood

Location	Southwesterly section of Colchester
Access Features	Heineburg Road has inferior regional access features, although it is convenient to Burlington.
Utilities	Telephone, electric, natural gas, municipal water, on site septic
Zoning	General Development 1
Predominant Land Uses	Commercial and residential single and multi-family
Built Up	60% to 70%
Development Trends	Stable; limited commercial growth in recent years.
Enhancing Influences	Convenient to Burlington, large population base in surrounding area.
Adverse Influences	Difficult access from surrounding communities other than Burlington.

Comments

The neighborhood houses a variety of land uses including several retail buildings and restaurants, a small shopping center, a car wash, and a variety of wholesale and light industrial use properties. Access to the immediate area is provided by Heineburg Road to the southwest and Prim Road to the northeast. Prim Road connects the neighborhood with the Malletts Bay area of Colchester and Heineburg Road connects the neighborhood to the north end of Burlington.

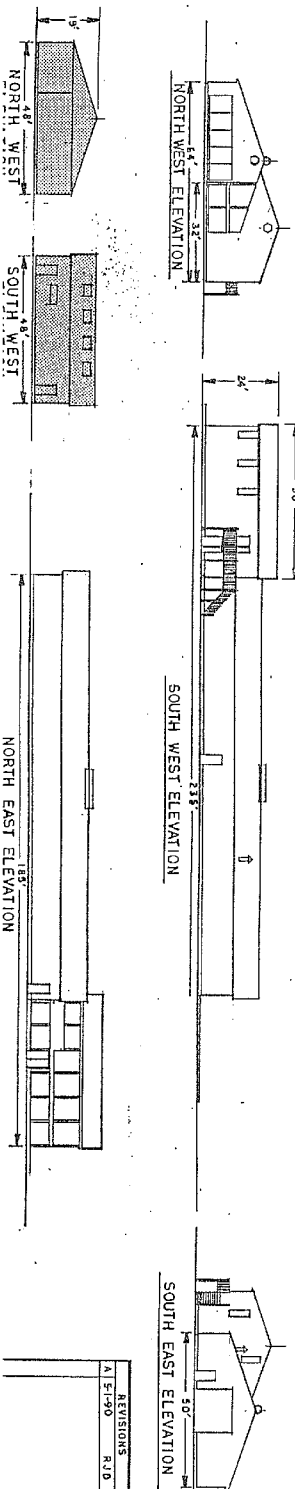
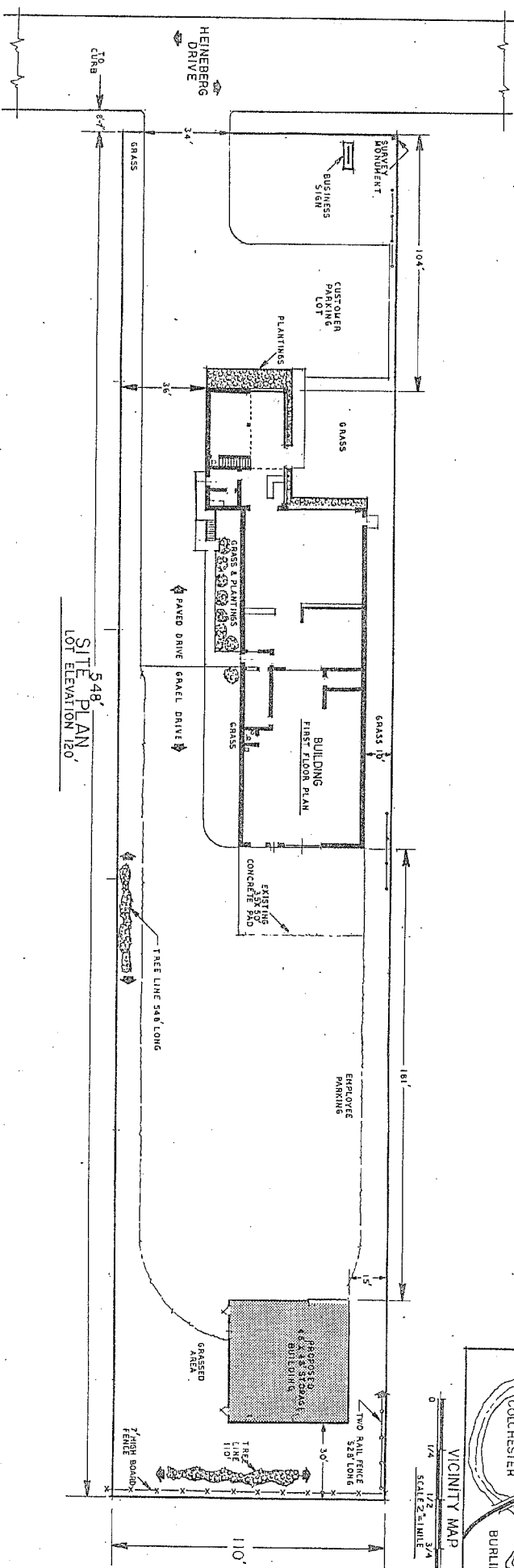
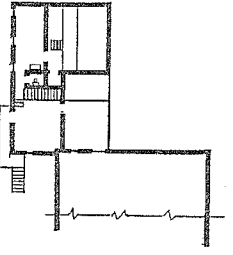
No significant changes in the area have occurred during the last several years. Changes in the character and land use patterns of the neighborhood are not anticipated in the near term. The commercial uses in the area service the local population center which lies in close proximity to the neighborhood.

Zoning and Permits / Approvals

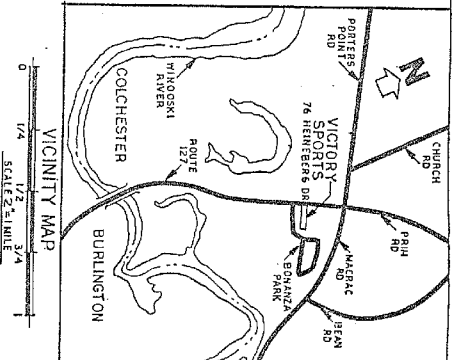
Zoning District	General Development One (GD1).
Primary Permitted Uses	Single family or mobile home (including occupant that is directly engaged with on-premises commercial use, duplex, residence with accessory apartment, congregate care and multi-family (PUD only), residential care home, boarding house, bed and breakfast, temporary emergency, construction and repair residences, home occupations, convenience store without gas sales, shopping center, retail sales, (less than 10,000 SF), retail food (less than 5,000 SF), automotive accessory sales without installation, general office, medical office, radio and television studio, banks without drive-up windows, personal or business service, artist production studio, funeral home, schools, cultural facilities, movie theaters (capacity of not more than 300), nursing care home, home based, intermediate, and large daycare facilities, restaurants with or without outdoor seating, town hall, community center, police station, fire station, rescue squad or ambulance services, post office essential service facility, tower (less than 50' tall).
Primary Conditional Uses	Bus station, municipal garage, community or regional essential service facility, tower (50' tall or greater), nursing care institution, mental health facility, short order restaurants (no outdoor seating or drive-through), bar, seasonal mobile food unit, social club, athletic facility, movie theaters (capacity of more than 300), music halls (capacity of not more than 300), recreational facility, photocopy and printing shop, dry-cleaner, veterinary clinic, animal grooming facility, automotive accessory sales, general merchandise rental, research facility or lab, medical office (with or without clinic), bank with drive-up window, retail food, marine sales (with or without service and repair), wholesale establishment, retail sales, home business.
Minimum Lot Size	20,000
Frontage Requirement	100
Existing Use Conformance	Yes
Anticipated Zoning Change	None
Approvals / Permits	The current use of the property is assumed to be fully approved and permitted.



SECOND FLOOR PLAN



KEY:
 [Solid line] = EXISTING
 [Dashed line] = PROPOSED



REVISIONS		SQUARES		OWNER'S NO. 4 BNS. HAROLD A. SIMPERS	
A. 5-1-90	R.J.D.	OWNER	ARCHITECT	DATE	NO.
		R. J. DERRY	R. J. DERRY	18	3
				18	3
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				18	3

VICTORY SPORTS
 76 HEINBERG DRIVE
 COLCHESTER
 VERMONT

SIZE: 100% SCALE INCL.

