



# Now Accepting Solicitation for Offers 165 Heineberg Drive, Colchester, VT

11,826 + /-sf on a Wed, Nov 11, 2015 Size: Offers Due:

1.39 + /- acre lot size

SFO Bid Process Mixed Use: Price:

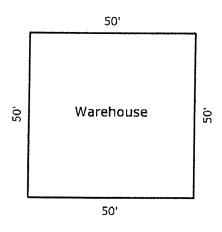
#### Comments:

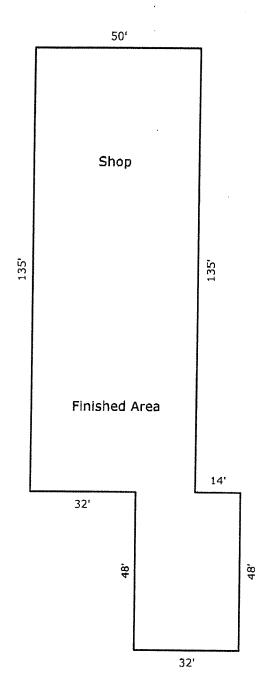
- Nicely located building with many acceptable uses in the GD1 zoning
- 2 existing buildings located on a deep lot 1.39 +/- acres
- Great redevelopment or use existing buildings
- Solicitation process with bids due by Wed November 11
- Well located property, flexible for many approved uses in a favorable 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)!

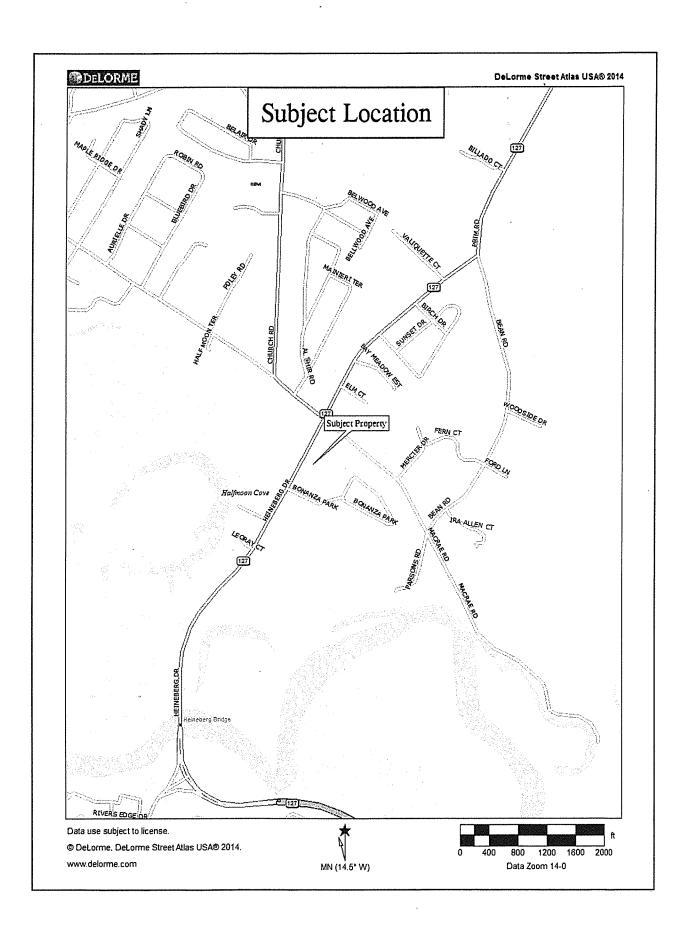
For more information contact: Jed Dousevicz 802-864-2000 X 14 jed@vtcommercial.com



## **Building Sketch**







## **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** 

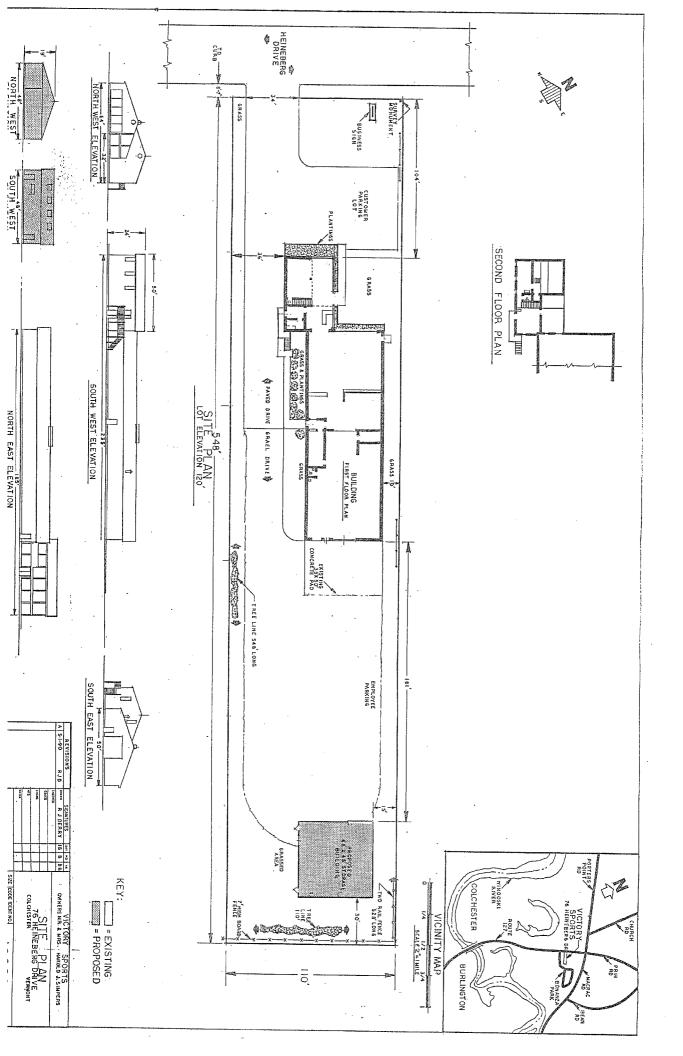
Yes

Anticipated Zoning Change

None

Approvals / Permits

The current use of the property is assumed to be fully approved and permitted.





### 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 <u>before</u> 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  [ ] Declined to sign	Date

#### 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

#### **Important Information**

- You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.
- 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 I	Firm
Printed Name of Agent Signing Below	
Agent of the Firm Signature	Date

Approved by the Commission: 05272010