



**EXCLUSIVELY FOR SALE**

# DOWNTOWN COMMERCIAL CONDOMINIUM 230 COLLEGE STREET, BURLINGTON, VERMONT

Gallery House Condominium Unit 13

Terrific Downtown ground floor location, less than 2 blocks from award winning Church Street Marketplace. 1,980+/- square feet plus storage cage and access to handicap accessible bathroom.

Investment opportunity or owner occupancy— or both!!



**Contact:**

**Tony Blake**

X 13

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**tony.blake@vtcommercial.com  
www.vtcommercial.com**

**186 College Street  
Burlington, Vermont 05401**

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

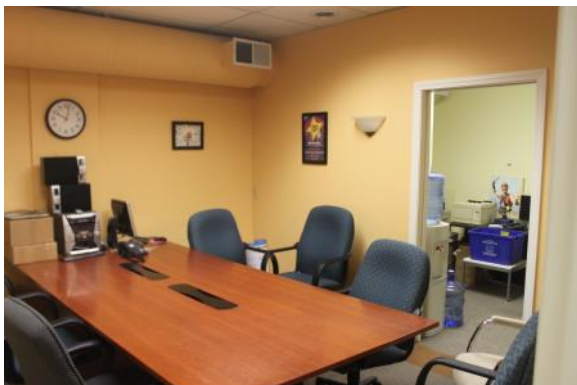
# Property Information Sheet

## Property Identification:

**Property Owner:** First Night Burlington, Inc.  
**Property Address:** 230 College Street  
Unit 13, Burlington, VT  
**Parcel ID:** 049-3-163-013  
**Land Size:** Footprint in common  
**Zoning:** Downtown Transition  
**Assessment:** \$427,000, equalization  
rate at 88.15% =  
\$484,402  
**Taxes:** Currently exempt.  
Based on assessment,  
would be \$11,417

## Building & Site Improvements:

**Size:** 1,980 finished square  
feet first floor  
**Year Built:** 1955, improvements  
1994 creating condos;  
additional improvements  
in 1997 & 2008  
**Heating & Cooling:** Gas hot air & cooling  
**Windows:** Insulated metal clad  
**Sprinkler:** Wet & dry systems  
**Flooring:** Carpet & tile  
**Association Dues:** \$288/month  
**Uses:** Permitted uses include  
wide variety of office,  
retail and specialized  
residential







V/T Commercial is pleased to offer this prime commercial condominium for sale at **\$295,000**

Great opportunity for investment vehicle, owner occupancy or both!

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.

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[tony.blake@vtcommercial.com](mailto:tony.blake@vtcommercial.com)





# Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

### RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

### You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

### Brokerage Firms May Offer

#### NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

#### THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

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

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Agent Signing Below

[ ] *Declined to sign*

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm      Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] *Declined to sign*