

EXCLUSIVELY FOR SALE



3 Bay Garage / Office & Residence

4 Jackson Street, Essex Junction, VT

Unique Investment / Owner Occupied Property For Sale @ **\$425,000**

A tour of the property and additional details may be arranged through contacting
Bill Kiendl or Johnny Beal at 802-864-2000.

Bill Kiendl x12
Johnny Beal x11

bk@vtcommercial.com
jb@vtcommercial.com

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

186 College Street
Burlington, VT 05401

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

Property Information Sheet

1) Commercial 3 bay Garage Building with finished Office:

- 2,624 square feet
- 80.8' x 32.5'
- 3 Overhead Doors:
- 12' 10' & 8' door heights
- Finished Office Area
- 2 Rest Rooms
- Available Immediately
- Warehouse heated with gas space heater
- Office has heat and AC
- Power: 225 amps, 240 volt 3 phase.

2) Residential Building

- 2 Bedrooms / 1 Bath
- 572 sf
- Full Basement
- New furnace
- All new wiring
- Recently painted
- Leased for \$1,150 per Mo + utilities
- Lease is on a month to month basis.

Land: .76 acres

Taxes: \$6,000 +-

Parking: 15+-

Zoning: Mixed Commercial Use - MCU

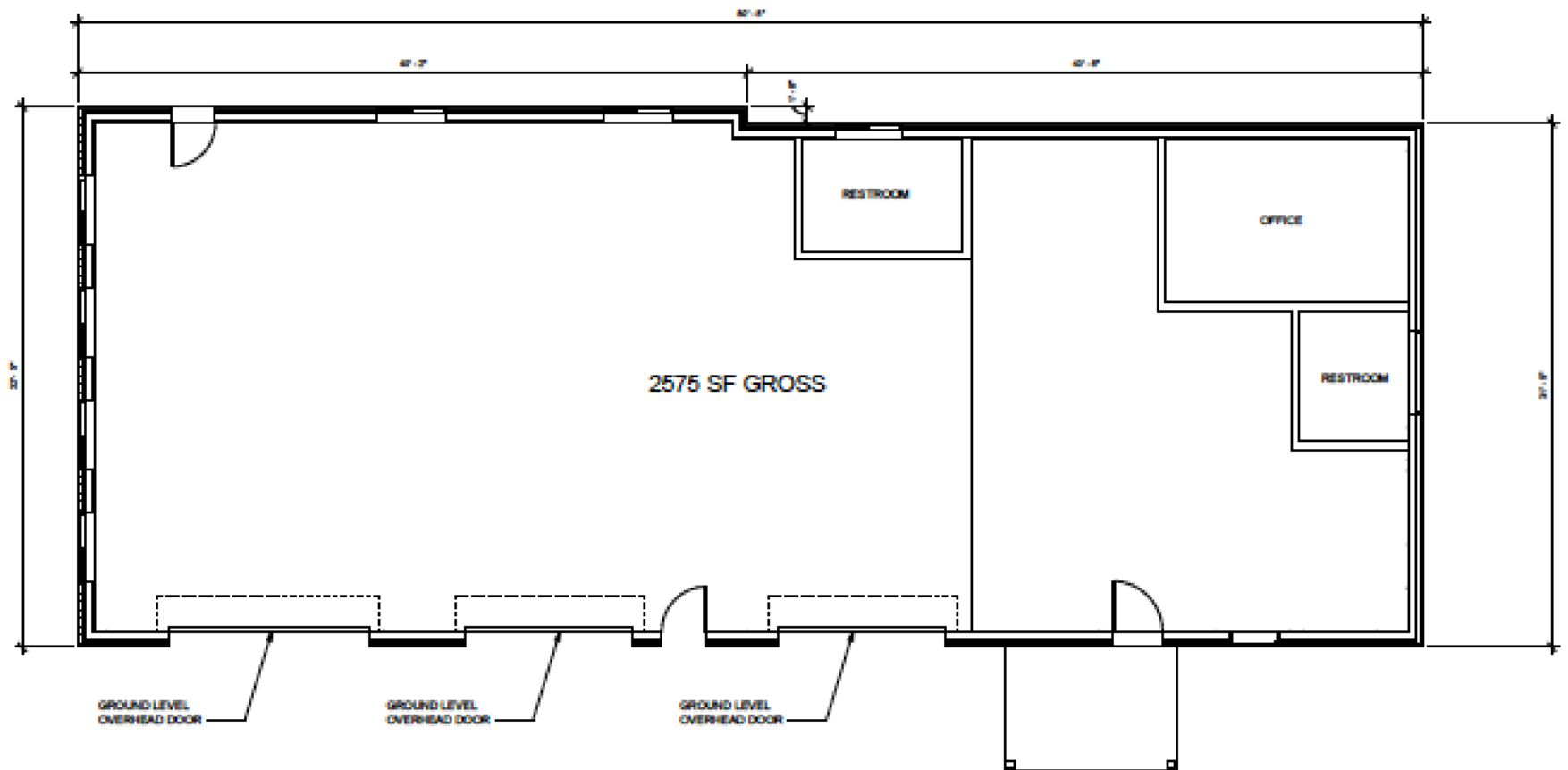
Services: Municipal Water / Sewer

See Village of Essex Junction Land Development codes Chapter 6, Section 615 & Use Chart 620.

Access: 3 Overhead Doors / 2 man doors

www.essexjunction.org/codes/development-code











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*

9/24/2015

