



Office Condo for Sale

2 Market Place, Unit 5, Essex Jct., VT

Price:	Sale: \$159,000 \$129,000	Available:	Immediately
Use:	Retail Business District (Office)	Parking:	On-site
Size:	1,200 sf +/-		

VT Commercial is pleased to offer for sale Unit 5 at 2 Market Place! This well cared for office condo is available now. Owner is retiring! 1200 SF second floor with common bathroom and common kitchenette. The suite offers a reception area, wide open room with 5 cubicles, a large office with 4 cubicles and a single room that was a conf room. At the center of the space is the printer hub with nice cabinets and counter top. Other features include crown molding trim, some bead board walls, and lots of windows!

- This property has a new metal roof (2017)
- HVAC on the roof. (believed to be in good condition)
- Condo dues are \$229.43 monthly
- RE Taxes are \$2705.38
- Carpet flooring, popcorn ceiling
- Lots of natural light and windows open for fresh air
- VT GAS, GMP and Municipal Water & Sewer
- 10 Cubicles with chairs custom to space included in the sale
- Former office of Champlain Hardwoods
- Reduced price!

Owners are very motivated. OFFERING \$10K toward closing cost with accepted offer !

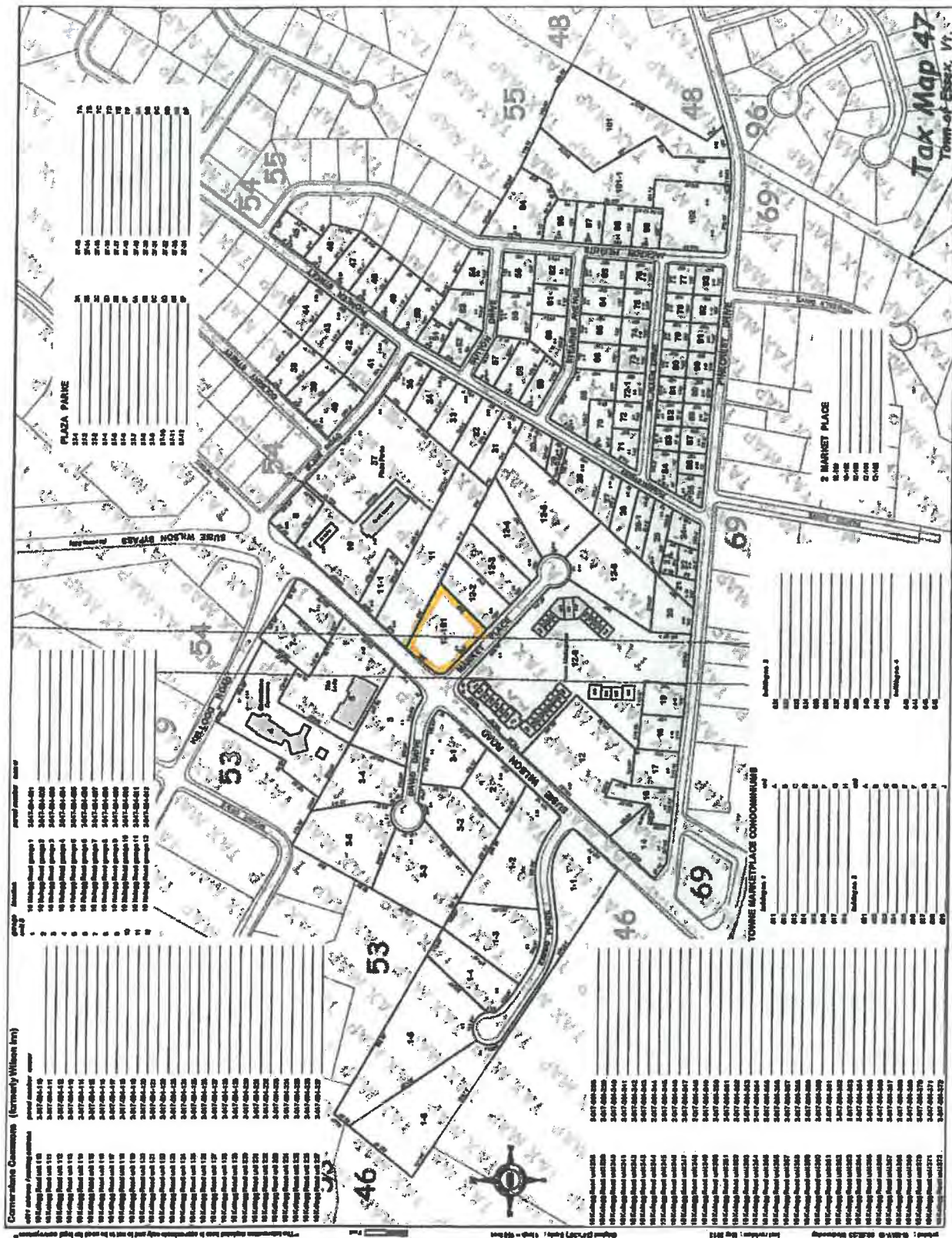
Call or email Linda I Letourneau for more information:

802-343-2107 linda@vtcommercial.com www.vtcommercial.com

186 College Street, Burlington, Vermont 05401
Information contained herein is believed to be accurate, but is not warranted.
This is not a legally binding offer to sell or lease.









LEGEND

- Approximate parcel boundary
- - - Approximate extent of right-of-way

NOTES

1: 855

January 22, 2018



43.0 0 22.00 43.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

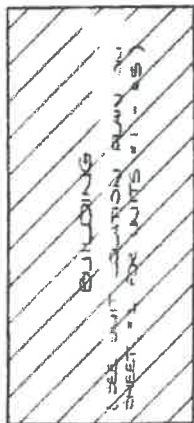
1" = 71 Ft 1cm = 9 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

SIDE LINE OF SANITARY SEWER
FOR LOTS 2, 3 & 4 SHEET 5

LOT (2)

S 87° 09' 40" W. 222.62'



LOT (1)

AREA - 44,850 SF

SUNDY
N OR F

LEGEND

- PROPERTY LINE
- SIDE LINE OF BASEMENT
- N OR F NOW OR FORMERLY

NOTES:

SEE APPROVED TOWN MARKETPLACE PLAN
SHEETS #1 - #6 FOR OTHER DATA AND
SPECIFICATIONS
+ LINES SURVEYED BY GREEN MOUNTAIN
SURVEYS, INC. ESSEX JUNCTION, VERMONT
SEE PLAT DATED 12/11/75 BY MARCEL A
MELLEUR, L.S.



THESE PLANS FULLY AND ACCURATELY
DEPICT THE LAYOUT, LOCATION, UN
NUMBERS AND DIMENSIONS OF THE
UNITS AS-BUILT AND ARE ACCURATE
COPIES OF PORTIONS OF THE
PLANS AS FILED WITH AND
APPROVED BY THE TOWN OF ESSEX
VERMONT.

Handwritten signature

LOT (1)

TWO TOWN MARKETPLACE
TOWN OF ESSEX, VERMONT
SEPTEMBER, 1982

TO ROUTE 15

SUDIE WILSON ROAD

TO ROUTE 2A

CENTERLINE OF 150' WIDE
VELCO RD

BAR SCALE

NEW STREET

OPEN LAND and
SANITARY SEWER EASEMENT
for LOTS 2, 3, 4 and 5

SIDE LINE OF SANITARY SEWER EASEMENT

SIDE LINE OF SANITARY SEWER EASEMENT

OPEN LAND

122.00'

N 50° 00' 20" E

7'

Vermont Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS

THAT it, MARKETPLACE ASSOCIATES, a Vermont general partnership with a place of business in Essex, in the County of Chittenden and State of Vermont, Grantor, in the consideration of Ten and More Dollars paid to its full satisfaction by LINDA R.

WILLIAMS of Essex, in the County of Chittenden and State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, LINDA R. WILLIAMS, and her heirs and assigns forever, a certain piece of land in the Town of Essex, in the County of Chittenden and State of Vermont, described as follows, viz:

All and the same land and premises conveyed to the Grantor by Warranty Deed of Edward R. Baker and Mark W. Archambault dated February 29, 1984 as recorded in Volume 179 at Pages 165-166 of the Town of Essex Land Records and being more particularly described therein as follows:

"Being Unit No. 5 of Two Marketplace Condominium, situated on the northerly side of Marketplace Drive in the Town of Essex, Vermont, which condominium was established by Declaration of Condominium of Edward R. Baker and Mark W. Archambault, dated August 24, 1982, and recorded in Book 168, Pages 9-35 of the Land Records of the Town of Essex.

Being a portion of the lands and premises conveyed to Edward R. Baker and Mark W. Archambault by Warranty Deed of Thomas G. Weaver and William C. Kalanges, dated December 30, 1981, and recorded in Book 164 on Pages 197-198 of the Land Records of the Town of Essex.

The land and premises herein conveyed are for commercial use only, and are subject to, and have the benefit of covenants, restrictions, easements, rights, privileges, duties, obligations and provisions as set forth in the following:

1. Declaration of Condominium.
2. The By-Laws of Two Marketplace Unitowners Associations, Inc. which are attached to said Declaration of Condominium as a part thereof.
3. Utility easements of record.
4. Protective covenants of record in Book 160, Pages 197-200 of said land records and to restrictions with regard to setbacks as shown on said plan.

The property herein conveyed is depicted on a Lot Plan dated September, 1982, and recorded in Map Book 2C, Page 284 of the Land Records of the Town of Essex. The location of the unit and its Floor Plan are depicted on plans recorded in Map Book 2, Page 285 of said Land Records.

This conveyance includes an undivided 19.4544% interest in the common areas and facilities described in the Declaration of Condominium."

Reference is hereby made to the above-mentioned instruments, the record thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, LINDA R. WILLIAMS, her heirs and assigns, to her own use and behoof forever; And the Grantor, MARKETPLACE

ASSOCIATES, for itself and its successors and assigns, does covenant with the said Grantee, LINDA R. WILLIAMS, her heirs and assigns, that until the ensembling of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; And it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, we hereunto set its hand and seal this 31st day of March, 1995.

IN THE PRESENCE OF:

MARKETPLACE ASSOCIATES

Thomas Z. Thompson

Earl H. True
Earl H. True, General Partner

[Signature]

Richard E. Gilmond
Richard E. Gilmond, General Partner

[Signature]

Donna Racine
Donna Racine, General Partner

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Burlington, in said County and State, this 31st day of March, 1995, EARL H. TRUE, General Partner of MARKETPLACE ASSOCIATES, personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of MARKETPLACE ASSOCIATES.

Before me: Shelly Engard
Notary Public 2/10/99

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Burlington, in said County and State, this 31st day of March, 1995, RICHARD E. GILMOND, General Partner of MARKETPLACE ASSOCIATES, personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of MARKETPLACE ASSOCIATES.

Before me: Shelly Engard
Notary Public 2/10/99

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Burlington, in said County and State, this 31st day of March, 1995, DONNA RACINE, General Partner of MARKETPLACE ASSOCIATES, personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of MARKETPLACE ASSOCIATES.

Before me: Shelly Engard
Notary Public 2/10/99

Essex, Vermont, Town Clerk's Office
April 4, 1995
10 o'clock 00 minutes 00 M
received for record and recorded in
book 335 on page 181-182 of
200 records
Attest: Ross Lee Chittenden
Town Clerk

ACKNOWLEDGEMENT
Return Received (Including Certificates
and, if Required, Act 250 Disclosure
Statement) and Tax Paid. 95-113
Signed Ross Lee Chittenden Clerk
Date April 4, 1995

ERRY & SCHMUCKER
ATTORNEYS AT LAW
1480 WILLISTON ROAD
P. O. BOX 2323
SOUTH BURLINGTON,
VERMONT 05407

Table 2.9 RETAIL BUSINESS DISTRICT (B1)

(A) **Purpose:** This area consists of existing commercial areas and adjacent lands which are becoming predominantly commercial in nature. Due to the location of these areas on major thoroughfares, they are well suited for providing the retail, business and personal service needs of this community and other nearby towns. However, strip development along these thoroughfares must be discouraged in favor of consolidated access points in order to minimize traffic hazards and maintain smooth traffic flows. Also, since these areas are the focal point of activity for the Town, the review of commercial development within this district must ensure attractiveness for site design and signage. Furthermore, new commercial development should be compatible with adjacent commercial and residential structures.

(B) **Permitted Uses** (see definitions, use standards):

- (1) Accessory Structure/Use
- (2) Agriculture (Table 1.1; Section 4.2)
- (3) Bank
- (4) Caretaker Apartment (see (F)(1) below)
- (5) Congregate Housing (Section 4.4; see (F)(2) below)
- (6) Convenience Store
- (7) Dwelling/Multi-Family (1-2 bedroom only; see (F)(2) below)
- (8) Essential Services
- (9) Forestry (Table 1.1)
- (10) Funeral Home
- (11) Garden Center
- (12) Municipal Facilities (Section 4.14)
- (13) Neighborhood Shopping Center
- (14) Office
- (15) Office/Major (Min: 15,000 sq ft gross leasable area)
- (16) Parking Facility
- (17) Personal Services
- (18) Recreation/Indoor
- (19) Recreation/Public Outdoor
- (20) Restaurant
- (21) Retail
- (22) School/Technical, Vocational (Section 4.14)
- (23) Self Service Machine
- (24) Small Production and Sales

(C) **Conditional Uses** (see definitions, use standards):

- (1) Automobile Service Station
- (2) Automotive Repair Shop (see (F)(3) below)
- (3) Car Wash
- (4) Church (Section 4.14)
- (5) Day Care Facility, Child or Adult (Section 4.5)
- (6) Equipment Sale, Rental and Repair (see (F)(3) below)
- (7) Hotel/Motel
- (8) Light Manufacturing (see (F)(3),(4) below)
- (9) Machinery Repair/Major (see (F)(3) below)
- (10) Machinery Repair/Minor
- (11) Massage Therapy
- (12) Medical Clinic
- (13) Private Club
- (14) Public Facilities (Section 4.14)
- (15) Recreation/Private Outdoor
- (16) Research and Testing Laboratory
- (17) School/Certified (Section 4.14)
- (18) School/Non-certified
- (19) Storage, Warehouse and Distribution (see (F)(3) below)
- (20) Trucking Terminal see (F)(3) below)
- (21) Veterinary Clinic
- (22) Wholesale Establishment see (F)(3) below)

(D) **District Dimensional Requirements** (unless otherwise specified for a particular use):

Dimension	Off-site Water and Sewer	Off-site Water or Sewer	On-site Water and Sewer
Minimum Lot Area – Existing Dwellings	20,000 sq. ft.	30,000 sq. ft.	40,000 sq. ft.
Minimum Lot Area – Nonresidential	30,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
Minimum Lot Frontage	150 feet	150 feet	150 feet
Minimum Front Setback (from ROW)	50 feet(a)	50 feet(a)	50 feet(a)
Minimum Side Setback (see (F)(5) below)	None	None	None
Minimum Rear Setback (see (F)(5) below)	None	None	None
Minimum Buffer/Residential Districts (see (F)(5) below)	30 feet	30 feet	30 feet
Minimum Buffer/ Surface Waters (see Section 3.11)	Varies	Varies	Varies
Maximum Lot Coverage – All	70%	70%	70%
Maximum Height (see Section 3.6)	40 feet	40 feet	40 feet

(a) Front setback in B1 portion of MXD-PUD District is 75 feet along VT Route 15. See Section 3.7(B)(2).

(E) **PUD Requirements:** Commercial Planned Unit Developments (PUD-Cs) are encouraged in this district in accordance with the provisions of Section 6.6 of these Regulations. PUDs in this district must also meet applicable buffer requirements under and (F)(5) below and Section 3.2 (Buffers).



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

W Commercial

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Inda Letourneau

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Inda Letourneau 3/23/18

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign