



COMMERCIAL

Real Estate  
Business Brokerage

EXCLUSIVELY LISTED FOR SALE

For more  
information  
**Contact**

**Tony Blake**  
802-  
864-2000  
x13



## BURLINGTON HILL SECTION 337 COLLEGE STREET, BURLINGTON, VT 2 1/2 STORY HISTORIC BRICK BUILDING

6,568 square feet (including basement) classic Gothic Revival architecture, situated on a large, shaded lot in Burlington's desirable Hill Section. The building is a stand-alone commercial condominium. There are twelve individually owned residential units in the rear. Fifteen parking spaces closest to College Street are included as part of the sale of this property. Additional details are provided on the following pages.

*This rare opportunity to own an incredible property is offered for sale at \$750,000.*



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

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

186 College Street Suite 300  
Burlington, Vermont 05401

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

## PROPERTY HISTORY

Per the Vermont Division for Historic Preservation (May 1979), "This house is the single best example of Gothic Revival architecture in Burlington. Situated on a large, shaded lot, its plan is a gabled symmetrical cross with steeply pitched roof and gingerbread vergeboarding. Arched, cast iron window heads, stylized wood trim, front bay window, and round gable windows further enrich the style.

"It was built in 1871 for George Hagar, son of Luther Hagar, on the side yard of the father's brick house next door. George returned home from the Civil War in 1865, married the girl next door, moved into his father's hardware business, and built this house. A former owner, Mrs. Larner, purchased the house with her husband in the 1920's from George Hagar.

"The interior is in excellent condition and features elaborate Gothic detail in the parlor bay window and the original brass chandeliers. The unaccountable scarcity of Gothic Revival houses in Burlington makes this one particularly significant."

## PROPERTY DETAILS

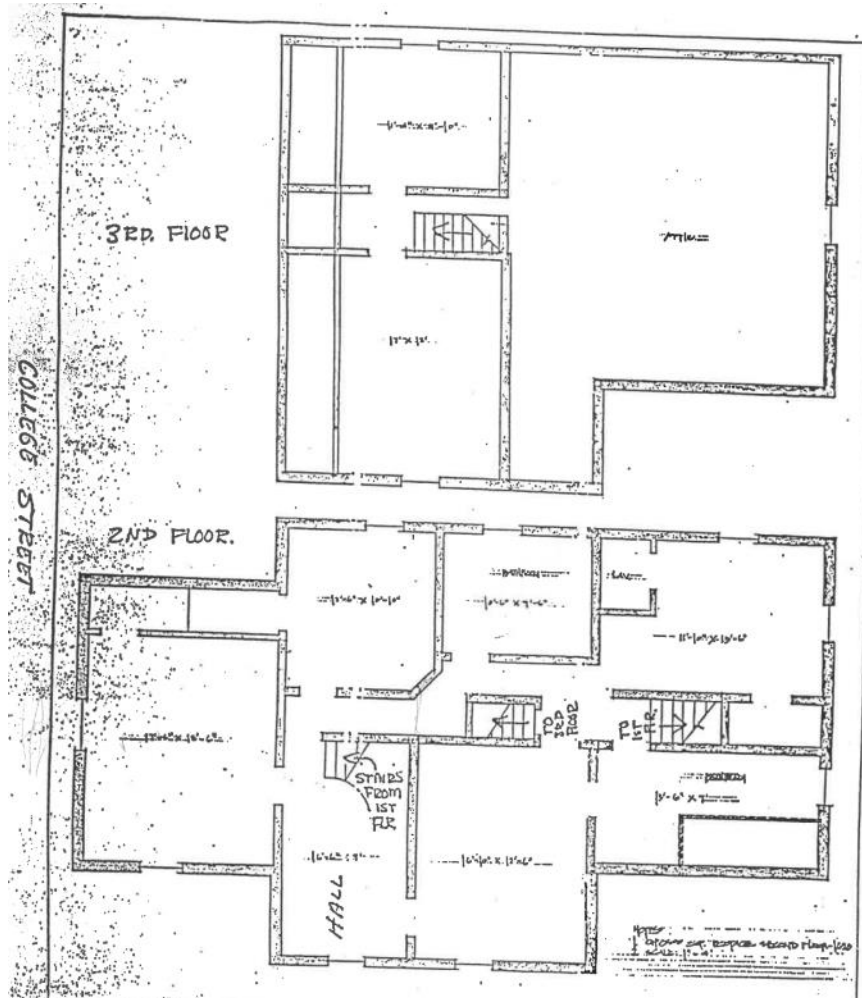
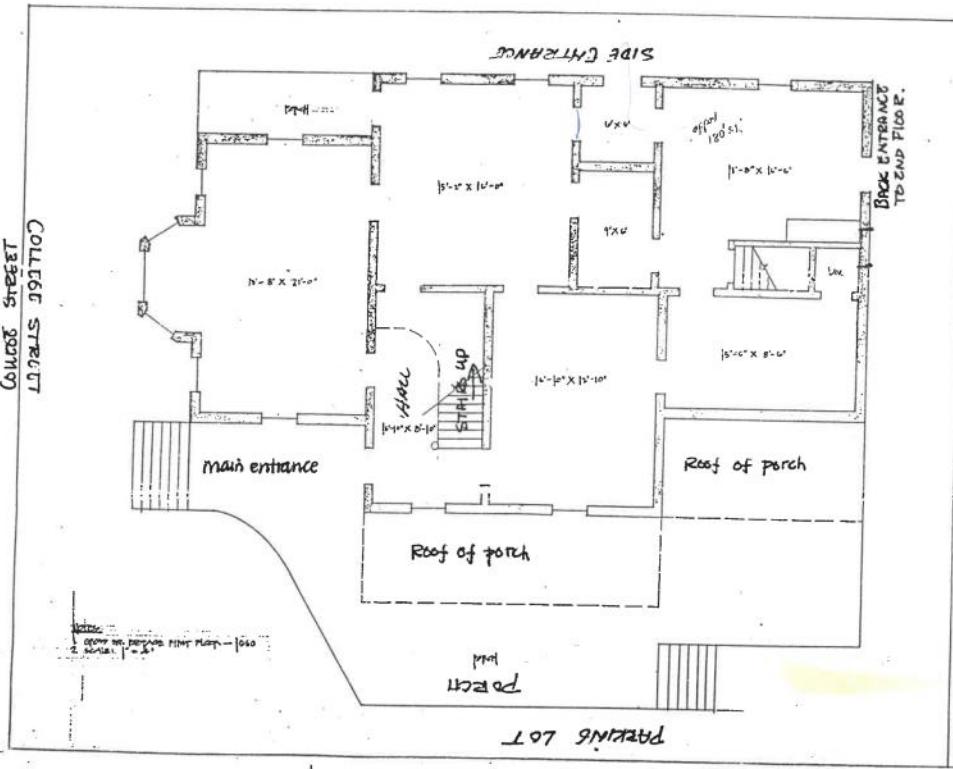
The building includes 12 rooms, 1 full and 2 half baths, and 15 parking spaces. Land is shared in common with the residential units to the rear (which include individually owned 6 one-bedroom units and 6 two-bedroom units). The building retains much of the original woodwork and fireplaces.

First floor: 1,700+/- square feet  
Second floor: 1,500+/- square feet  
Third floor: 400+/- square feet  
Unfinished Space: Includes unfinished attic space, basement, and open covered porch  
Percentage Condo Vote: 23.98% The building has the exclusive use and maintenance of the grounds in front of the building. Further, it is solely responsible for its own building maintenance, utilities, insurance, and other expenses which are directly attributable to the unit.

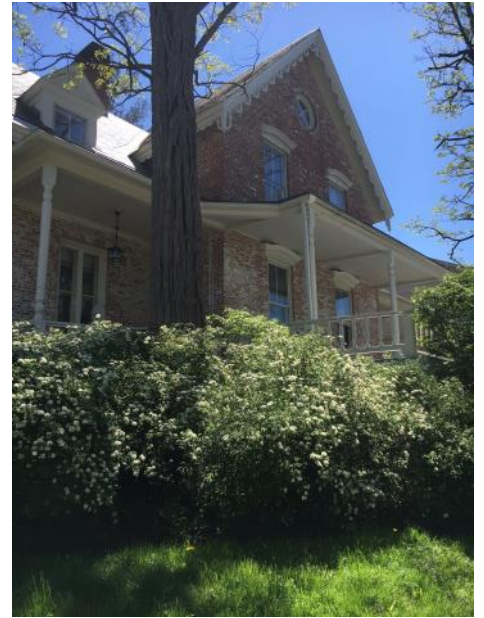
Construction: Brick bearing walls  
Roof: Slate  
Heat/air conditioning: Gas fired hot water with radiators and newly installed heat pump units on first two floors  
Foundation: Stone/brick  
Floors: Hardwood  
Parking: 15 parking spaces for the sole use of the commercial unit from 7:30 AM to 5:30 PM  
Property Taxes: \$11,091.24  
Association Dues: \$109.00/month



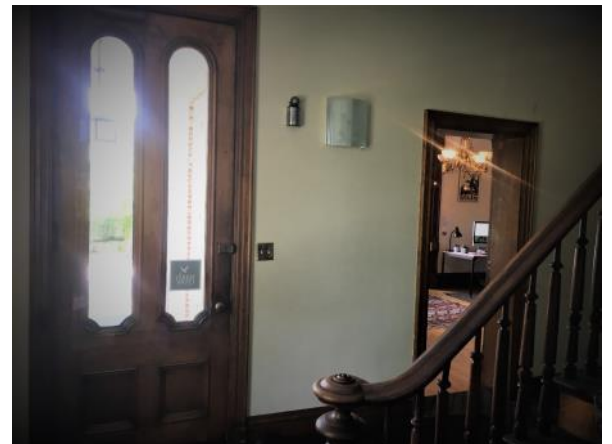
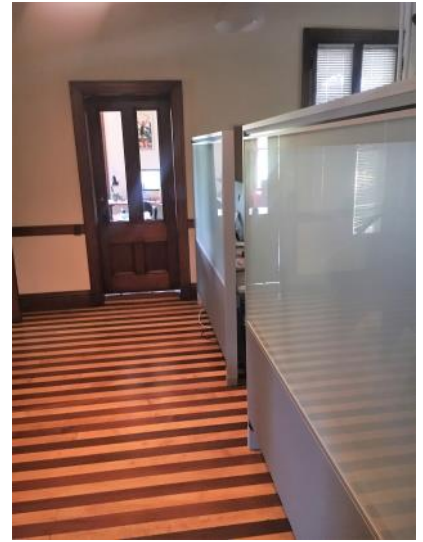
EXISTING FLOOR PLANS



EXTERIOR PHOTOS



INTERIOR PHOTOS



***V/T Commercial is delighted to offer this rare commercial property for sale at***

***\$750,000***

This is truly a unique opportunity to own a beautiful Burlington Hill Section property with 15 on-site parking spaces! Condo documents available upon request.

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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# 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*