



FORMER VT STATE POLICE BARRACKS 1987 ROCKINGHAM ROAD, (VT ROUTE 103) ROCKINGHAM, VT

5,463 sf single-story wood frame
2.5 acres directly on Rt. 103
436' road frontage
Onsite well & septic system
Commercial-Industrial zoning
Built 1970

1,152 sf detached garage structure
5 miles from Exit 6, Interstate 91
5,300 average annual daily traffic
Public electrical service
Assessment \$301,800
Owned by State of Vermont

This unique property is available for purchase at its appraised value of \$250,000.



EXCLUSIVELY LISTED FOR SALE

For more
information
Contact

**Tony Blake
Bill Kiendl**

**802-
864-2000**

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

**tony.blake@vtcommercial.com
bk@vtcommercial.com
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.

IMPROVEMENT DESCRIPTION

Type of Construction – One story, wood frame commercial building

Age – Built 1970

Size – Approx. 5,463 SF

Exterior Description – Average quality in average condition

Foundation – Concrete

Exterior Walls – Stucco

Roof – Slight pitch covered partially with a membrane and partially with metal

Doors – Metal

Windows – Vinyl insulated

Interior Description – Average to fair quality in average to fair condition

Basement – None

Interior Floors – Mostly tile with some carpet

Interior Walls – Sheetrock

Insulation – Assumed adequate

Interior Ceilings – Suspended acoustical tile

Lavatories – Two lavatories, one of which has a stall shower

Mechanical Systems –

Heating – Gas fired, hot water

Air Conditioning – Central AC in dispatch area and mini-splits and wall units in original building

Electric – Assume adequate

Plumbing – Assume adequate

Sprinkler System – None

Special Features (Elevator, alarm systems, etc.) – Detached garage (1,152 SF)

Comments: The original portion of the building has eight foot high walls with stucco exterior and slightly pitched roof that was represented to be covered with a membrane. This area of the building has two bathrooms near the entrance, one of which includes a shower. There is a center hallway with rooms and on either side of the hallway.

At the southern end of the building there is the former dispatch area. This section of the building appears to be an addition added around 1999. This section of the building has 12' high walls with stucco exterior, but a metal roof cover. The interior consists of a large open work area and two private offices. The floor is elevated to allow for wires to be run under the flooring.

The main building was designed to be a State Police barracks, but the finish is similar to basic office space. There is one room that is designed as a holding cell, but the only difference is that it does not have windows and there are two bars on the walls. It could easily be converted to an alternative use. There is also a locker storage area designed for fire arms, but this could be used for general storage. One the room is a kitchen area with a sink and wood cabinets.

PHOTOGRAPHS OF SUBJECT PROPERTY



Front of Building



Back of Building

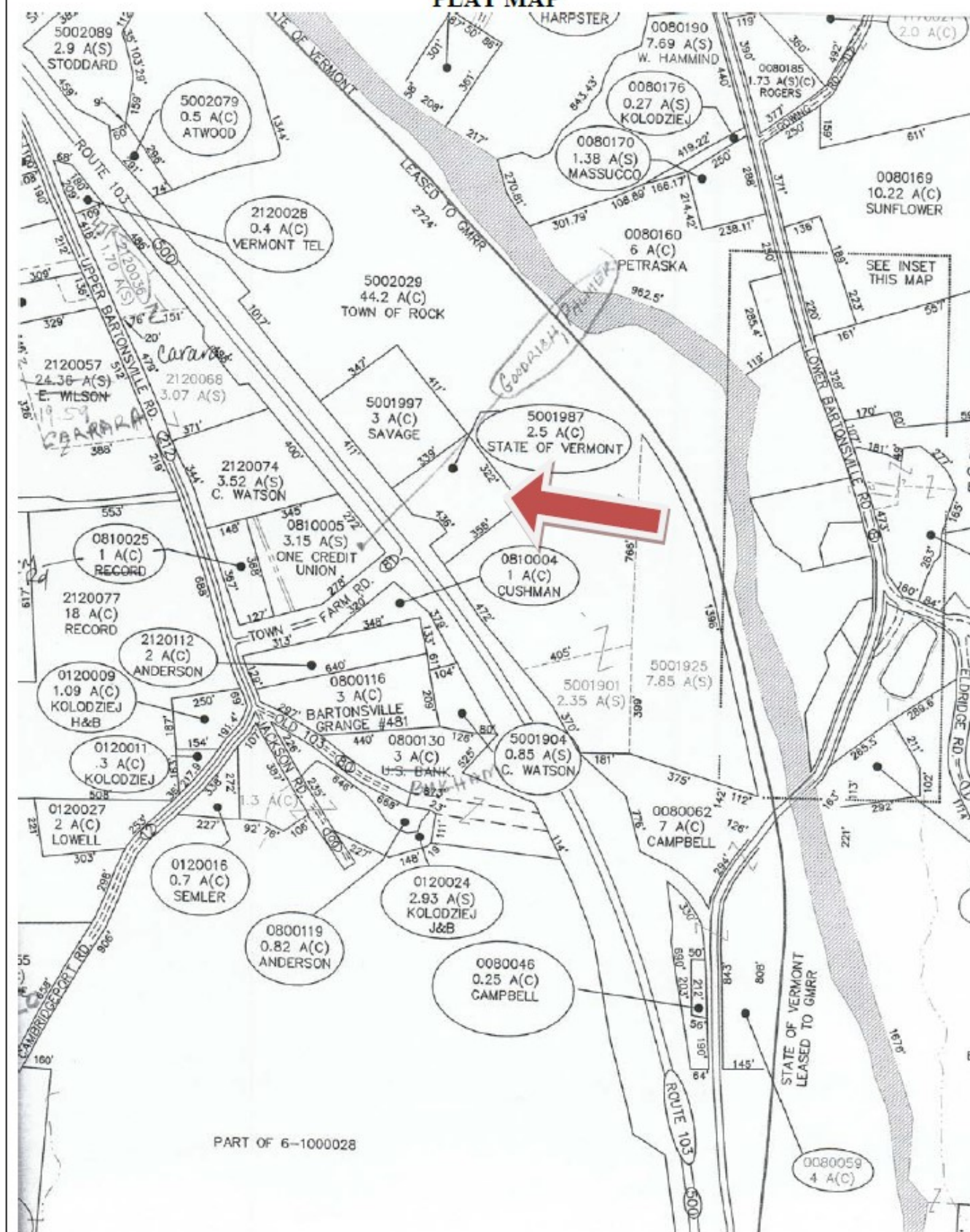


Detached Garage



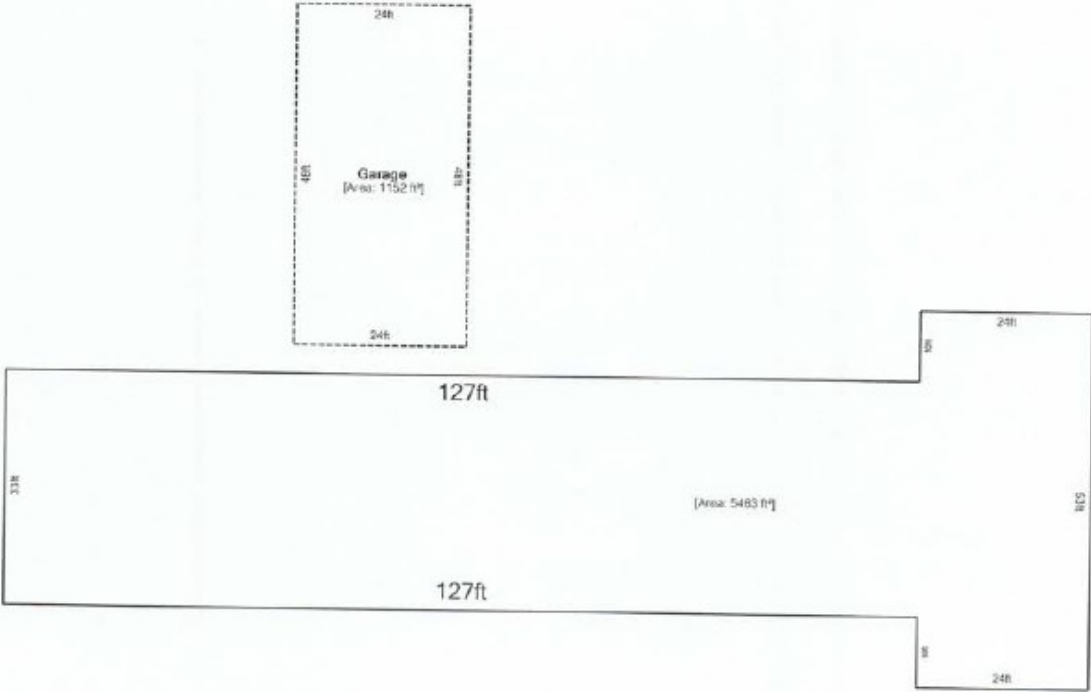
Back Parking Lot & Detached Storage Shed

PLAT MAP



BUILDING SKETCH

Sketch



Living Area		Nonliving Area	
New Area	5463 ft²	Garage	1152 ft²
Total Living Area (rounded):	5463 ft²	Total Non-Living Area (rounded):	1152 ft²



V/T Commercial is pleased to offer this commercial property for sale at

\$250,000

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.

Contact: Tony Blake 802.864.2000 x 13

tony.blake@vtcommercial.com

Bill Kiendl 802.864.2000 x 12





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