

# FOR SALE

## SMALL FLEX BUILDING FOR SALE

110 Elm Court, Colchester, VT



Located just off of Route 127 in Colchester - Mallets Bay area. The entrance driveway is a shared 50' right of way in common with other businesses. The building measures approx. 40' x 80' and is wood frame with onsite septic-a mound system. Building was built approximately in 1976. City water, asphalt shingle roof, mostly wide open floor space with an office and check-in counter area. Building offers 2 bathrooms currently and a mechanical/maintenance storage room. HVAC, fluorescent lighting and windows that open. The current use is indoor recreation. Easy to find location; Directory signage at the Street; Flexible building - easily adaptable to different uses; Building is ideal for small business or contractor shop; RE Taxes \$4590; Insurance value \$1200; Currently occupied by a lease with a 90 day notice by either party. Owner motivated to Sell!

**SIZE:**

3,200 SF

**ZONING:**

GD1

**PRICE:**

\$395,000

**AVAILABLE:**

Immediately

**PARKING:**

On Site - Approximately 20

**LOCATION:**

Mallets Bay Area

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



For more information, please contact:

LINDA I LETOURNEAU / TONY BLAKE

802-343-2107 / 802-343-0119

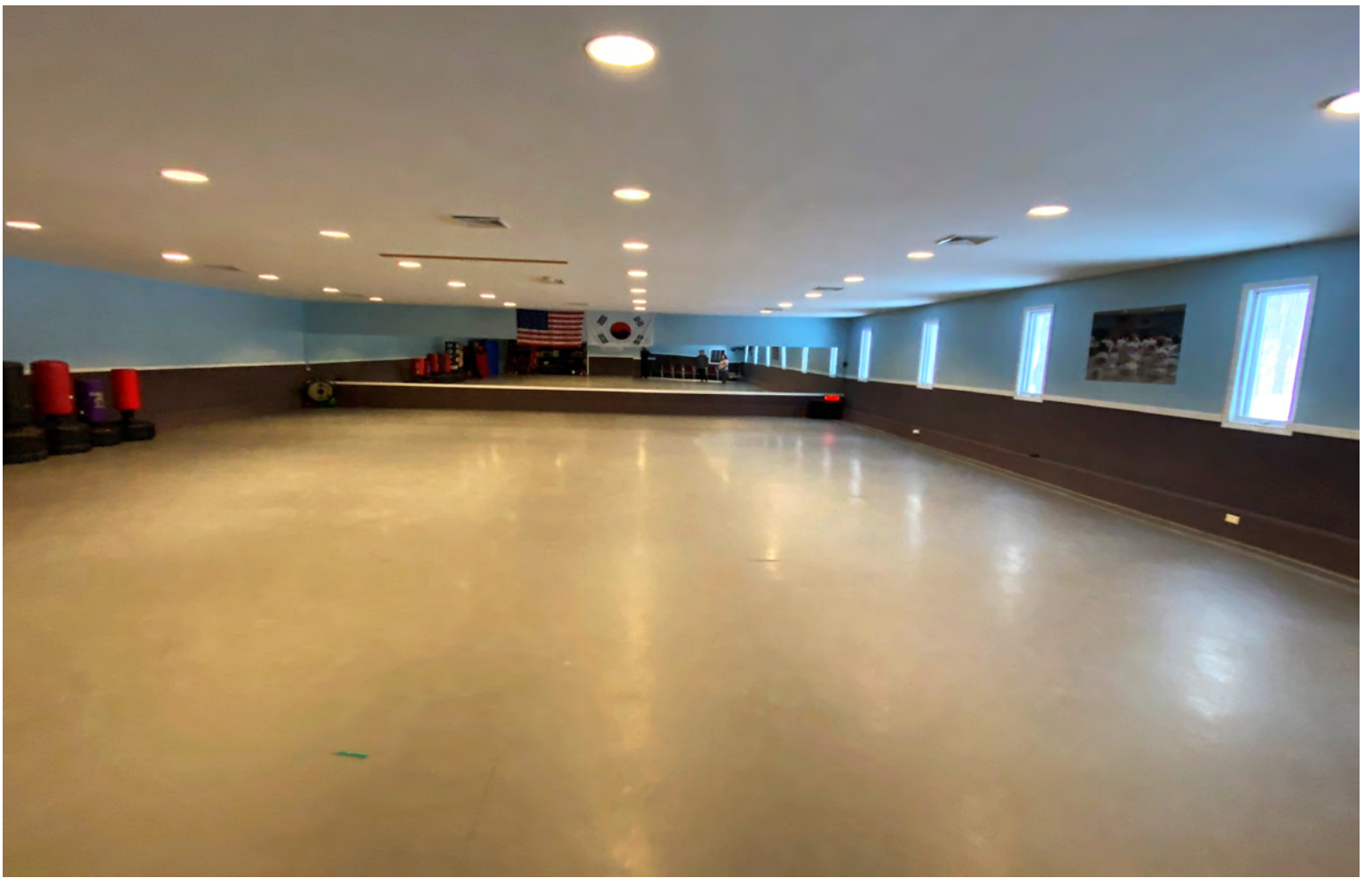
[linda@vtcommercial.com](mailto:linda@vtcommercial.com) / [tony.blake@vtcommercial.com](mailto:tony.blake@vtcommercial.com)

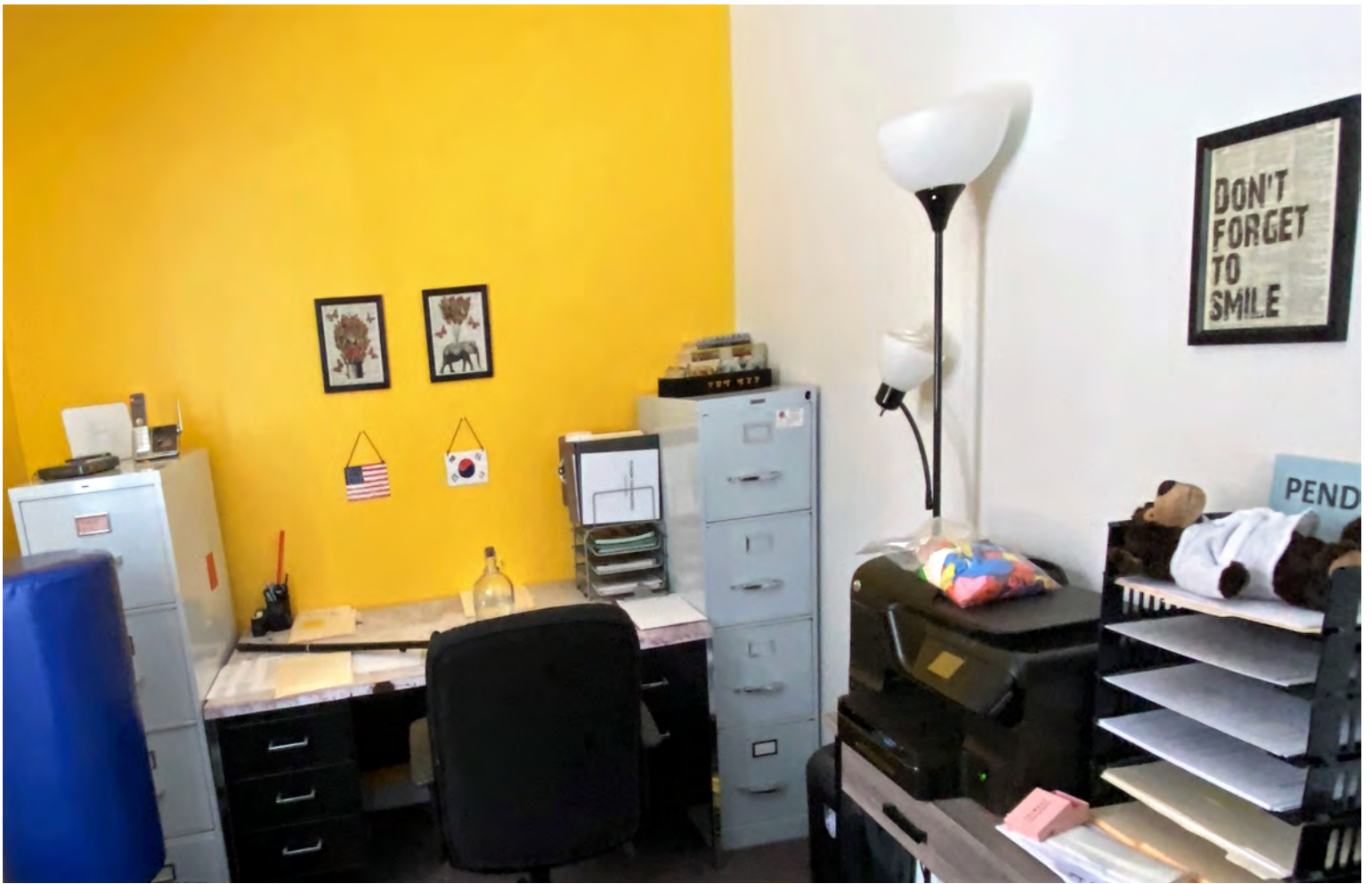
186 COLLEGE ST, SUITE 300

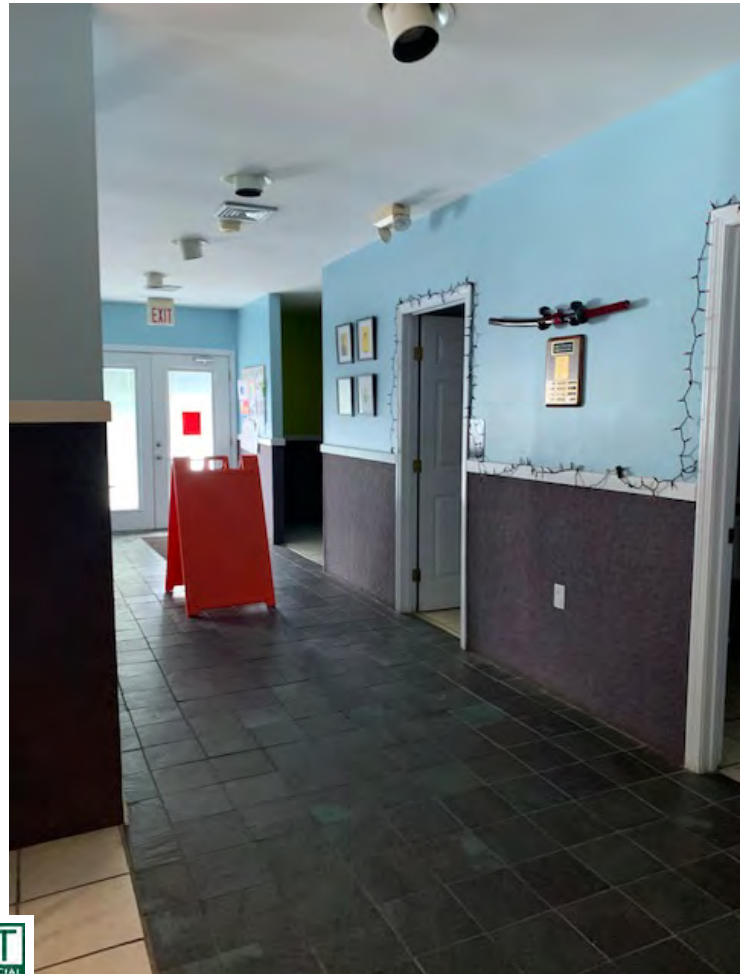
BURLINGTON, VT 05401

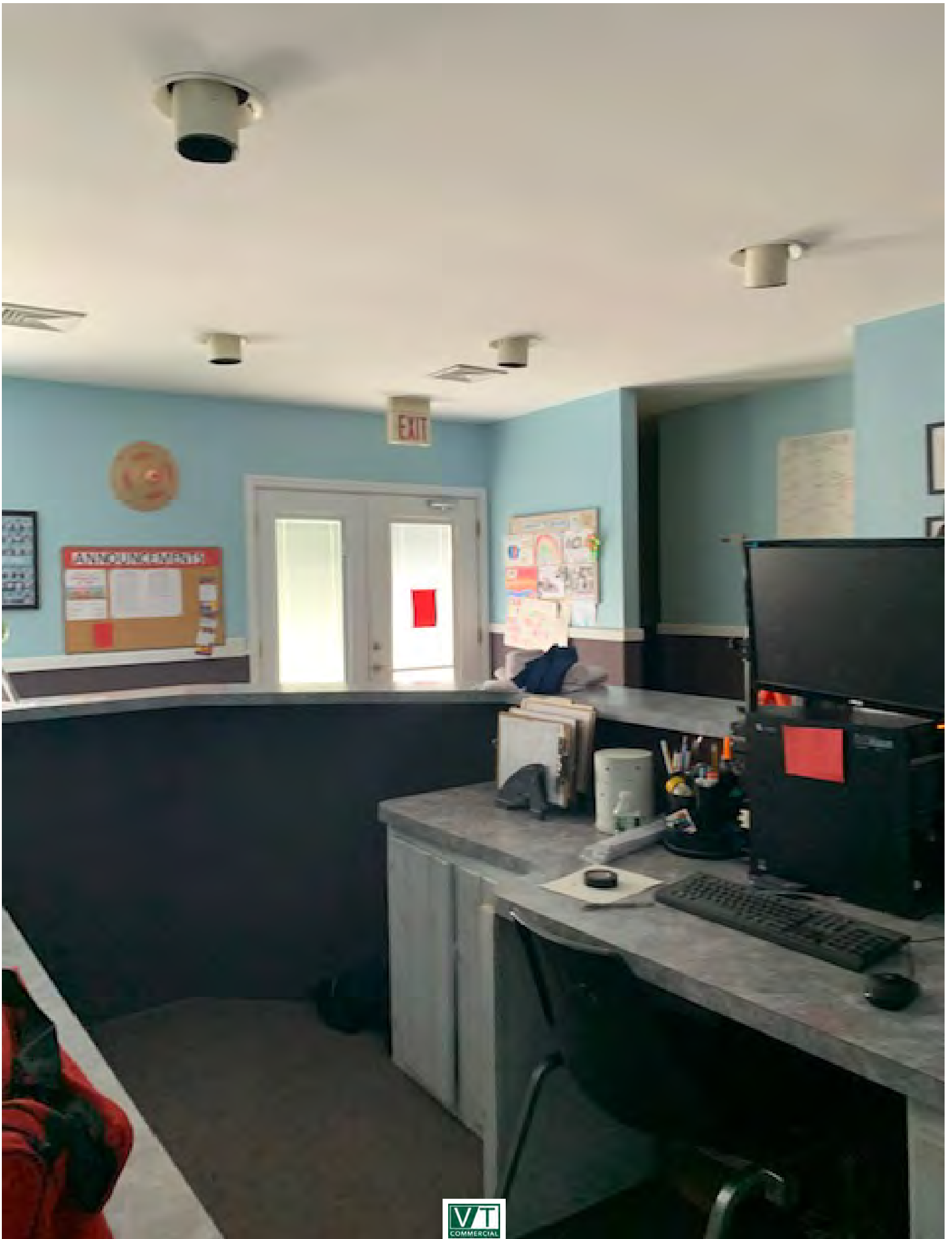
[www.vtcommercial.com](http://www.vtcommercial.com)











WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That HENRY M. SLAUSON, III, and NANCY L. SLAUSON of Shelburne, in the County of Chittenden and State of Vermont, GRANTOR (whether singular or otherwise, hereinafter referred to as "Grantor"), in the consideration of TEN AND MORE DOLLARS paid to Grantor's full satisfaction by RICHARD DION and LAURIE DION of Colchester, in the County of Chittenden and State of Vermont, GRANTEE (whether singular or otherwise, hereinafter referred to as "Grantee"), by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, RICHARD DION and LAURIE DION, husband and wife as tenants by the entirety, and Grantee's heirs and assigns forever, a certain piece of land in Colchester, in the County of Chittenden and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Henry M. Slauson, III, and Nancy L. Slauson by Warranty Deed of Heritage Printing Company dated July 30, 1985, and of record at Volume 103, Page 541, of the Town of Colchester Land Records.

Being a parcel of land with building thereon, constituting the easterly-most portion of the lands and premises described and identified in a certain plot plan recorded in Volume 15, Page 168, of the Colchester Land Records. Said parcel being more particularly described as follows: Commencing at an iron stake set in the ground on the northeasterly-most corner of the premises; from said iron stake proceeding along the boundary line of the within premises and land and premises now or formerly owned by one Frank Palm in a southerly direction a distance of 162.29 feet, more or less, to an iron stake set in the ground along the boundary line of the southeasterly-most corner of the within premises; from said iron stake proceeding in a westerly direction along the southerly boundary of said premises a distance of 159.80 feet, more or less, to an iron stake set in the ground; from said iron stake turning to the right and proceeding in a northerly direction parallel to the said Palm boundary line a distance of 170 feet, more or less, to an iron stake set in the ground; from said iron stake turning to the right and proceeding along the common boundary of the within premises and land and premises now or formerly owned by one Louis J. Barrette, in an easterly direction a distance of 168.30 feet, more or less, to the point or place of beginning.

Also included herewith is a 50 foot wide right of way used in common with others, being a 50 foot right of way to the premises as more particularly set forth in a right of way deed from Robert W. and Evelyn I. R. McLean to William M. and Constance G. Holbrook dated October 2, 1970, and recorded in Volume 22, Miscellaneous, Page 331, of the said Land Records.

The herein lands and premises are subject to a 10 foot wide drainage easement along the easterly side hereof in favor of the Town of Colchester. Said easement is recorded in Volume 18 Miscellaneous, Pages 326-327, of said Land Records.

LAW OFFICES  
BERGERON, PARADIS  
FITZPATRICK & SMITH

Said lands and premises may also be subject to an easement in favor of the Green Mountain Power Corporation for the installation, maintenance and repair of electrical and telephone utility transmission lines.

The herein lands and premises may be lease land subject to an annual rental to the Town of Colchester.

Reference is hereby made to the above-mentioned deeds, the records thereof and to the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, RICHARD DION and LAURIE DION, husband and wife as tenants by the entirety, and Grantee's heirs and assigns, to Grantee's own use and behoof forever;

And the said Grantor, HENRY M. SLAUSON, III, and NANCY L. SLAUSON, for Grantor and Grantor's heirs, executors and administrators, does covenant with the said Grantee, and Grantee's heirs and assigns, that until the ensembling of these presents Grantor 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, except for all easements, rights of way and other rights as may appear of record, and except as aforesaid; and Grantor hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and acknowledged this 29<sup>th</sup> day of June A.D. 1994.

IN THE PRESENCE OF

[Signature]

Alison J. Goldberg

[Signature]  
HENRY M. SLAUSON, III

[Signature]  
NANCY L. SLAUSON

STATE OF VERMONT  
CHITTENDEN COUNTY, SS

At Essex Junction this 29<sup>th</sup> day of June A.D. 1994, Grantor, HENRY M. SLAUSON, III, and NANCY L. SLAUSON, personally appeared and acknowledged this instrument, by said Grantor sealed and subscribed to be said Grantor's free act and deed.

[Signature]  
Notary Public

LAW OFFICES  
BERGERON, PARADIS RLB/R2-94/Slauson, vt  
FITZPATRICK & SMITH

COLCHESTER, VT.  
RECEIVED FOR RECORD  
June 30 AD. 1994 AT  
11 O'Clock Min. 11 AM  
Recorded in Vol. 236 Page 629  
of the Land Records.  
Attest: [Signature]  
Town Clerk

Vermont Property Transfer Tax  
32 V.S.A. Chae. 231  
-ACKNOWLEDGMENT-  
Return Rec'd.-Tax Paid-Board of Health C.L. Rec'd.-  
VT. Land Use & Development Plans Act Cert. Rec'd.  
Return No. 94-264  
Signed: [Signature] Clerk  
Date: 6/30/94





# TAX BILL

## Town of Colchester, Vermont 781 Blakely Rd, Colchester, Vermont 05446

OFFICE HOURS: 7:30AM - 4:30PM (MONDAY - FRIDAY)  
802.264.5520

THIS IS THE ONLY BILL YOU WILL RECEIVE. PLEASE FORWARD TO NEW OWNER IF PROPERTY IS SOLD.

**INSTALLMENTS NOT PAID BY DUE DATE  
BECOME DELINQUENT AND WILL BE COLLECTED  
WITH 5% PENALTY FOR 30 DAYS AN ADDITIONAL 3% AFTER  
30 DAYS PLUS 1% INTEREST PER MONTH FOR FIRST 90 DAYS.  
1.5% PER MONTH THERE AFTER. AVOID DELINQUENT FEES!  
OFFICIAL US POSTMARK ACCEPTED**

PARCEL ID	BILL DATE	TAX YEAR
40-062012.0000000	07/08/2019	19/20

2106653

OWNER



DION RICHARD & LAURIE  
DIONS TAI KWAN DO  
1423 BOYD RD  
PINWOOD SC 29125-9646

Location: 110 ELM CT

HOUSESITE TAX INFORMATION	
SPAN # 153-048-18344	SCL CODE: 048
TOTAL PARCEL ACRES	0.63
RETAIN FOR INCOME TAX PURPOSES	

ASSESSED VALUE	HOMESTEAD	NON RESIDENTIAL
REAL 200,800		200,800
<b>TOTAL TAXABLE VALUE</b> 200,800		200,800
<b>GRAND LIST VALUES</b> 2,008.00		2,008.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.5429	x2,008.00=	1,090.14	NON RESIDENTIAL EDUCATION	1.7426	x2,008.00=	3,499.14
				See reverse side for education tax rate calculation information.			
				<b>TOTAL EDUCATION TAX</b> 3,499.14			
				<b>EDUCATION STATE PAYMENT</b> 0.00			
				<b>EDUCATION NET TAX DUE</b> 3,499.14			
				<b>TAX SUMMARY</b>			
				<b>Municipal + Education</b>			
<b>TOTAL MUNICIPAL TAX</b> 1,090.14				<b>TOTAL TAX</b> 4,589.28			
<b>MUNICIPAL STATE PAYMENT</b> 0.00				<b>TOTAL STATE PAYMENT</b> 0.00			
<b>MUNICIPAL NET TAX DUE</b> 1,090.14				<b>TOTAL NET TAX DUE</b> 4,589.28			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

*GRI  
Zoning*



Property Location: 110 ELM CT  
 Vision ID: 6432

MAP ID: 40/062012/000/0000/  
 Account # 40-062012-0000000

Bldg Name:  
 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 3160  
 Print Date: 08/09/2017 11:47

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Description	Element	Cd.	Description
Style	48	Warehouse			
Model	44	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	11	Ceram Clay TI			
Heating Fuel	03	Gas			
Heating Type	04	Forced Hot Air			
AC Type	03	Central			
Bldg Use	3160	COMM WHSE			
Total Rooms					
Total Bedrms					
Total Baths					
Bsmt Type					
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prns	02	AVERAGE			
Wall Height	10				
% Conn Wall					

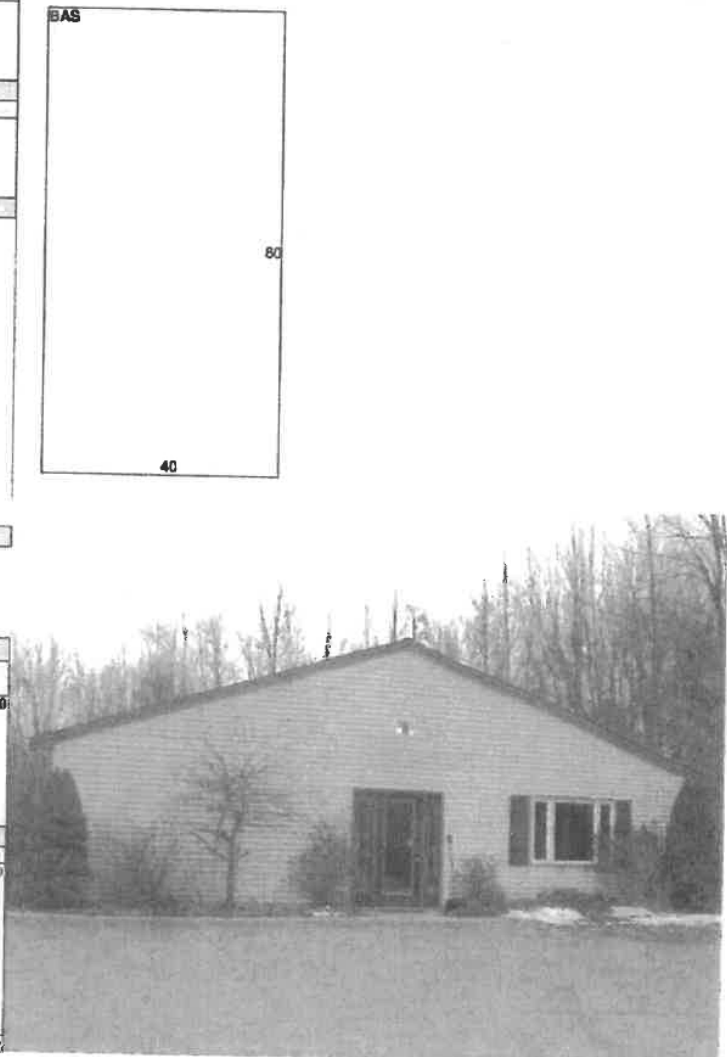
MIXED USE		
Code	Description	Percentage
3160	COMM WHSE	100

COST/MARKET VALUATION	
Adj. Base Rate:	43.40
Replace Cost	138,880
AYB	1976
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	20
Functional Obsolesc	
External Obsolesc	
Cost Trend Factor	
Status	
% Complete	
Overall % Cond	90
Apprais Val	111,100

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Description	Home Stead %	House Site %	L B	Units	Unit Price	Yr	Gde	Dp Rt	% Cnd	Apr Value
AC	Air Condition			0	0	0	3,200	3,000	1991			80	7,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	El. Area	Unit Cost	Undep/rec. Value
BAS	1st Floor	3,200	3,200	3,200	43.40	138,880
Tot. Gross Liv/Lease Area:		3,200	3,200	3,200		138,880



Property Location: 110 ELM CT  
 Vision ID: 6432

Account # 40-062012-0000000

MAP ID: 40/ 06201/2 000/ 0000/

Bldg Name:

State Use: 3160

Bldg #: 1 of 1

Sec #: 1 of 1

1 Card 1 of 1

Print Date: 08/09/2017 11:47

**CURRENT OWNER**  
 DION RICHARD & LAURIE  
 DIONS TAI KWAN DO  
 1423 BOYD RD  
 PINEWOOD, SC 29125  
 Additional Owners:

TOPO.	UTILITIES	STRT/ROAD	LOCATION

**SUPPLEMENTAL DATA**

Other ID: 40-062012-0000000	AKA 00000 PRIM RD
State Class C	Description Res Status C
Developer Lo 0000	Map Slide
Zoning GDI	UNK Sketch
SPAN NUMBER 153-048-18344	
Ex End Date	
GIS ID: 40-062012-000	ASSOC PID#

CURRENT ASSESSMENT			
Description	Code	Appraised Value	Assessed Value
COM BLD	COM	118,800	118,800
COM LND	COM	82,000	82,000
<b>Total</b>		200,800	200,800
<b>Total Homestead Value</b>			0
<b>Total HouseSite Value</b>			0

7048  
 COLCHESTER, VT  
**VISION**

RECORD OF OWNERSHIP					
BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
236/ 628	06/30/1994				

PREVIOUS ASSESSMENTS (HISTORY)								
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	COM	118,800	2016	COM	118,800	2015	COM	118,800
2017	COM	82,000	2016	COM	82,000	2015	COM	82,000
<b>Total:</b>		200,800	<b>Total:</b>		200,800	<b>Total:</b>		200,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
<b>Total:</b>								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0001/A			C	

**NOTES**  
 DIONS TAEKWON-DO  
 SA

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	111,104
Appraised XF (B) Value (Bldg)	7,706
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	82,000
Special Land Value	0
<b>Total Appraised Parcel Value</b>	200,800
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	200,800

BUILDING PERMIT RECORD								
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY						
Date	Type	IS	ID	CD	AL	Purpose/Result
07/01/2011			RQV	AL		Appeal - Listers Grievance
08/19/2010			JJ	00		Measure-Listed
02/18/2010			JJ	01		Measure-IVisit

LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	Frontage	Depth	Home Stead %	House Site %	Units	Unit Price	L Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value					
1	3160	COMM WHSE	GDI			0	0	27,443	SF	3.32	1,0000	5	1,0000	1.00	COF	0.90		2.99	82,000					
<b>Total Card Land Units:</b>								0.63	AC	<b>Parcel Total Land Area:</b>								0.63	AC	<b>Total Land Value:</b>				82,000





# 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  
[ ] *Declined to sign*

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

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date  
[ ] *Declined to sign*

9/24/2015

