

FOR SALE

OFFICE CONDO FOR SALE!

441 Water Tower Circle, Suite 100, Colchester, Vermont



Ideally located at the top of Water Tower Hill and just off Interstate 89 at Exit 16. This is the first building on Water Tower Circle. Well cared for building that is a 2 unit Condominium Association. This is the first floor unit approx. 4368 SF with lots of private offices along the perimeter (some larger than others) and internal conference room, file room, kitchenette and bathrooms. The layout has a “racetrack” circling the space for convenience and flexibility. New gas HVAC and well cared for interior as well with new flooring fall of 2019 and fresh paint fall of 2019. Directory street signage, in site parking lot and good curb appeal. Currently occupied by PT company who will be moving. Must wear mask and gloves when showing. RE Taxes \$13,744.98 Assoc Fee \$875 monthly.

SIZE:

4,368 SF

PERMITTED USE:

Office

PRICE:

\$750,000

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

441 Water Tower Circle, Suite 100

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

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186 COLLEGE ST, SUITE 300

BURLINGTON, VT 05401

www.vtcommercial.com









PAYABLE TO:

MAIL TO:

Town of Colchester

781 Blakely Rd

TAX BILL

Colchester, VT 05446
802-264-5520

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
03-187003-0000000	04/30/2020	19/20

Payments made after due date will be charged 5% penalty for 30 days, additional 3% after PLUS 1% interest per month for 90 days, 1.5% there after. US Postmarks are accepted as timely payment.

Location: 441 WATER TOWER CIR

SPAN # 153-048-16873

SCL CODE: 048

OWNER LC HOLDINGS LLC
688 MAPLE HILL RD
PLAINFIELD VT 05667

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NON RESIDENTIAL	
REAL	601,400		601,400
TOTAL TAXABLE VALUE	601,400		601,400
GRAND LIST VALUES	6,014.00		6,014.00

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	x6,014.00=	3,264.98	NON RESIDENTIAL EDUCATION	1.7426	x6,014.00=	10,480.00
<div>Revised Bill</div>				See reverse side for education tax rate calculation information.			
				Payments	TOTAL EDUCATION TAX		10,480.00
				1	08/15/2019	EDUCATION STATE PAYMENT	0.00
					4,581.66	EDUCATION NET TAX DUE	10,480.00
				2	11/15/2019		
				TAX SUMMARY			
				Municipal + Education			
TOTAL MUNICIPAL TAX			3,264.98	TOTAL TAX			13,744.98
MUNICIPAL STATE PAYMENT			0.00	TOTAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			3,264.98	TOTAL NET TAX DUE			13,744.98

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Colchester
TAX YEAR 19/20

Town of Colchester
TAX YEAR 19/20

Town of Colchester
TAX YEAR 19/20

1ST PAYMENT DUE	
08/15/2019	
OWNER NAME	
LC HOLDINGS LLC	
PARCEL ID	
03-187003-0000000	
AMOUNT DUE	
4581.66	
AMOUNT PAID	
	Revised Bill

2ND PAYMENT DUE	
11/15/2019	
OWNER NAME	
LC HOLDINGS LLC	
PARCEL ID	
03-187003-0000000	
AMOUNT DUE	
4581.66	
AMOUNT PAID	
	Revised Bill

3RD PAYMENT DUE	
03/16/2020	
OWNER NAME	
LC HOLDINGS LLC	
PARCEL ID	
03-187003-0000000	
AMOUNT DUE	
4581.66	
AMOUNT PAID	
	Revised Bill

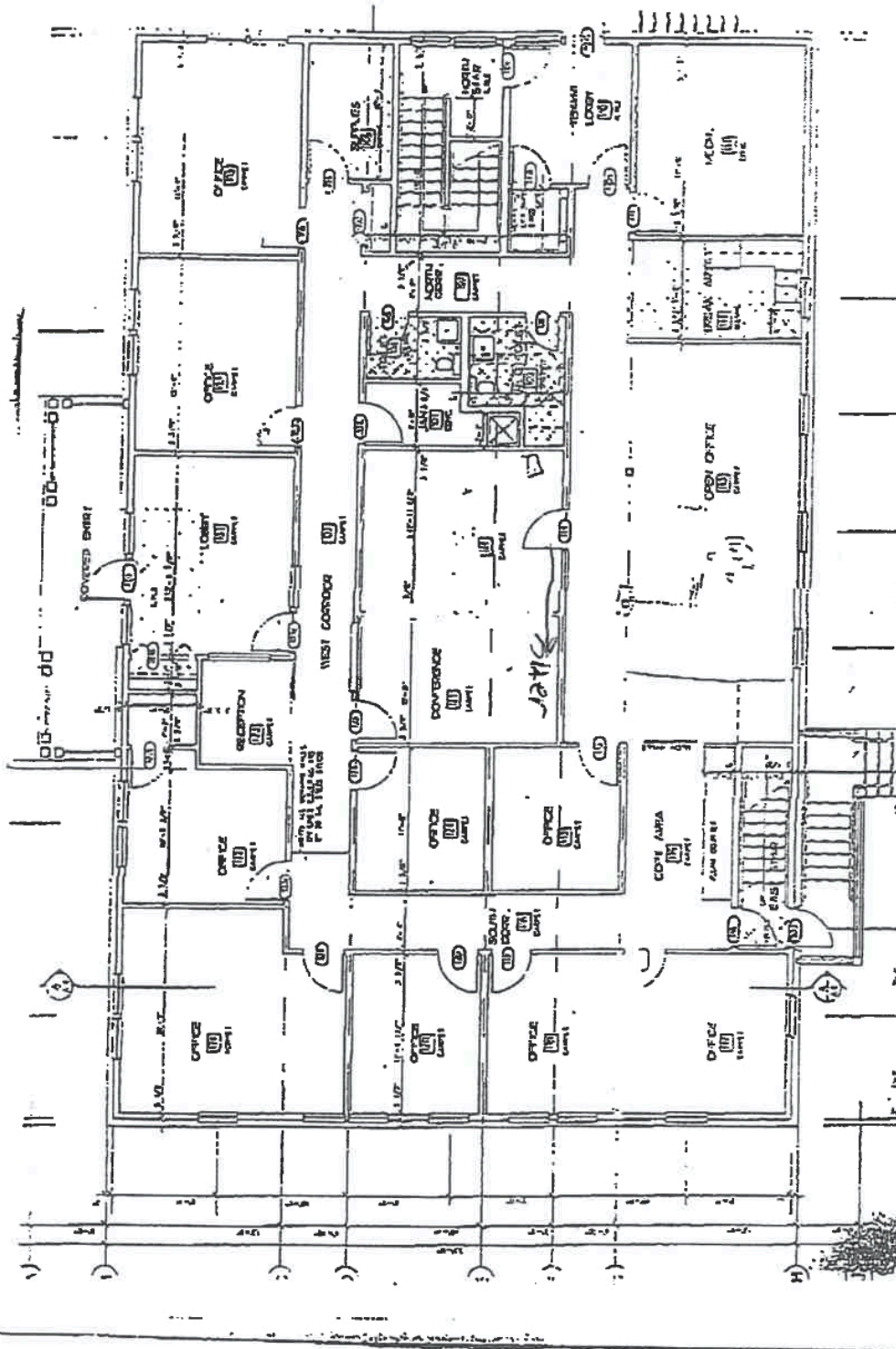
Postdated checks are no longer accepted. All payments will be processed immediately.

For HOW TO PAY, go to <http://colchester.vt.gov/330/Payments-Options>



[illegible]

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
	Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description			
Style	56			Condo Office								
Model	06			Com Condo								
Grade	04			Average +10								
Stories	1											
Occupancy	1											
Interior Wall 1	05			Drywall								
Interior Wall 2												
Interior Floor 1	14			Carpet								
Interior Floor 2												
Heat Fuel	03			Gas								
Heat Type	04			Forced Hot Air								
AC Type	01			None								
Ttl Bedrms	00			0 Bedrooms								
Ttl Bathrms	0											
Ttl Half Bths	0											
Xtra Fixtres												
Total Rooms												
Bath Style												
Kitchen Style												
Fireplace												
Bsmt Gar												
Astric												
mnt												
nt Floor												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Paving - Asphal	Concrete		Home House Stead %Site %	L	Unit Price	Yr Gde	Dp Rl	% Cnd Chd	Apr Value
PAPV1						0	L	6,000 2.00	1995	A	50	6,000
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Ej/L Area	Unit Cost	Underprec. Value						
BAS	First Floor	4,368	4,368	4,368	157.11	686,236						
FOP	Porch, Open	0	263	39	23.30	6,127						
Totl Gross Liv/Lease Areas:							4,368	4,631	4,407	692,363		



Existing floor plan - first floor



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

