

# 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:**

\$775,000

**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:

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BURLINGTON, VT 05401

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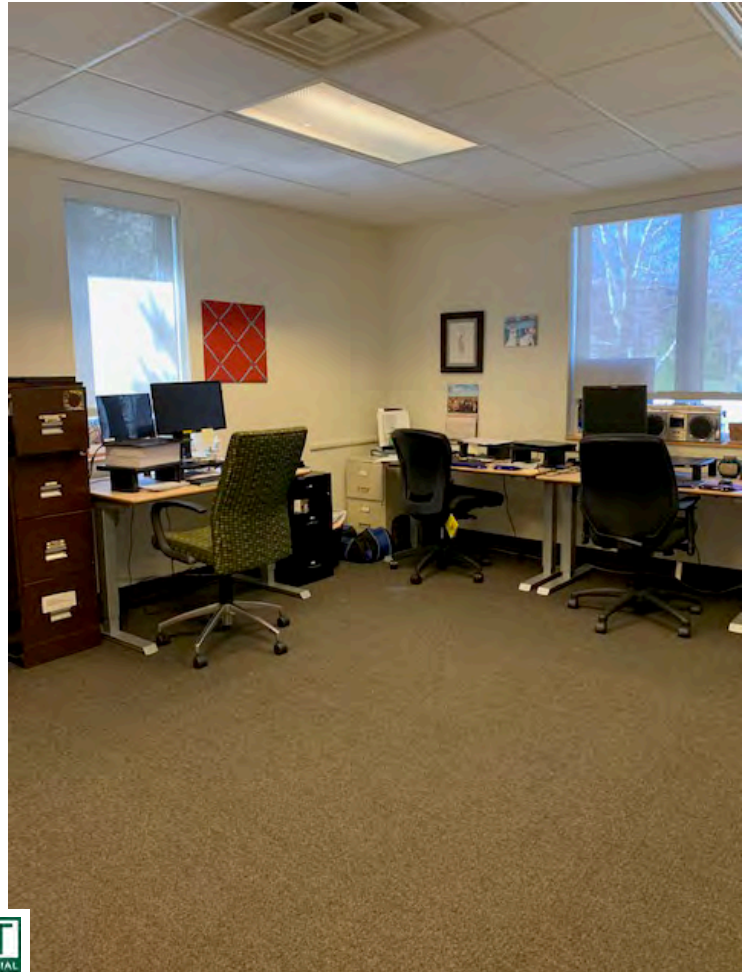




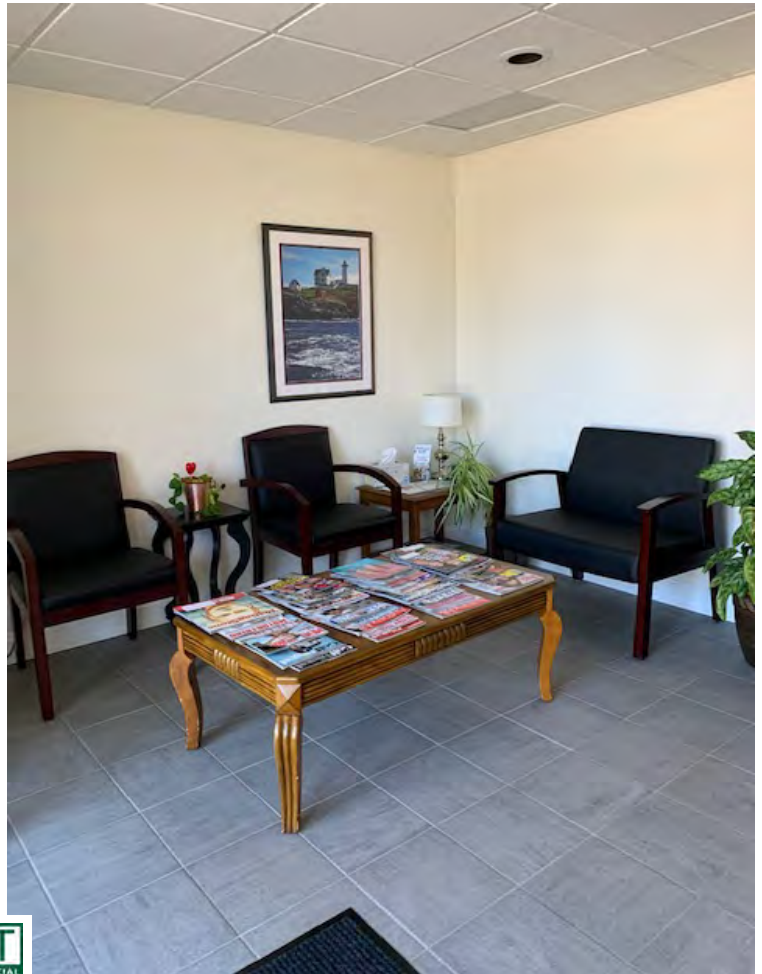
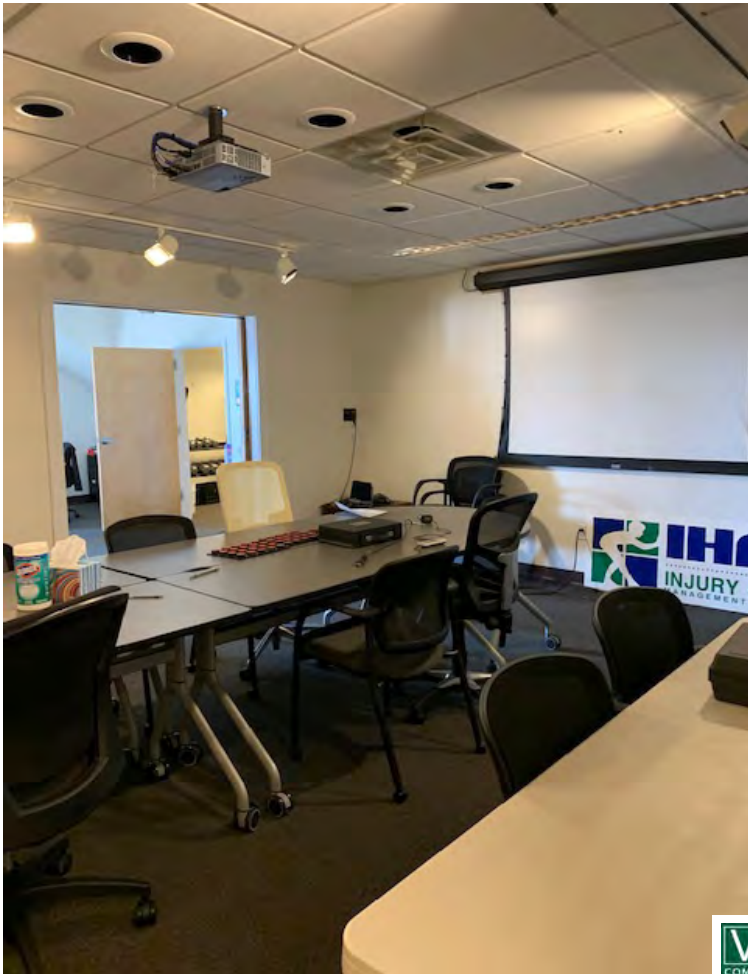
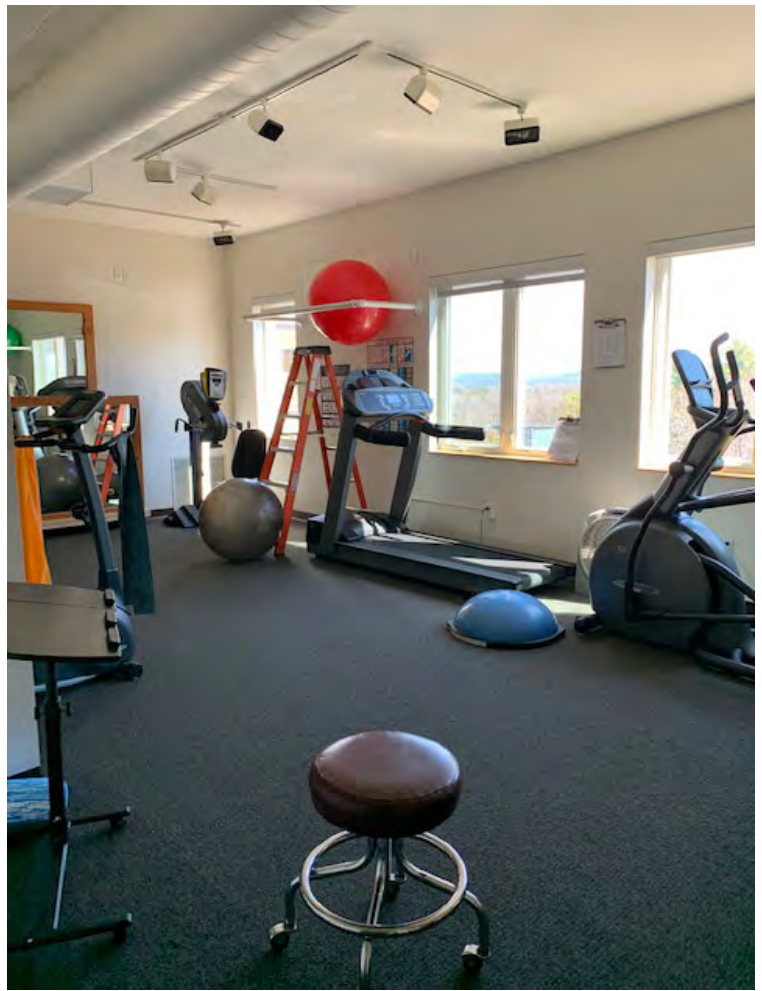












PAYABLE TO:  
MAIL TO:

# Town of Colchester

781 Blakely Rd

Colchester, VT 05446  
802-264-5520

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

## TAX BILL

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
<b>TOTAL TAXABLE VALUE</b>	<b>601,400</b>	<b>601,400</b>
<b>GRAND LIST VALUES</b>	<b>6,014.00</b>	<b>6,014.00</b>

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		
<p style="text-align: center;"><u>Revised Bill</u></p>				See reverse side for education tax rate calculation information.					
				<b>Payments</b>		<b>TOTAL EDUCATION TAX</b>		10,480.00	
				1	08/15/2019	<b>EDUCATION STATE PAYMENT</b>		0.00	
				2	11/15/2019	<b>EDUCATION NET TAX DUE</b>		10,480.00	
<b>TOTAL MUNICIPAL TAX</b> 3,264.98 <b>MUNICIPAL STATE PAYMENT</b> 0.00 <b>MUNICIPAL NET TAX DUE</b> 3,264.98				<b>TAX SUMMARY</b> <b>Municipal + Education</b> <b>TOTAL TAX</b> 13,744.98 <b>TOTAL STATE PAYMENT</b> 0.00 <b>TOTAL NET TAX DUE</b> 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	<u>Revised Bill</u>

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

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

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>





**CURRENT OWNER**  
 LC HOLDINGS LLC  
 104 ROBIN RD  
 COLCHESTER, VT 05446  
 Additional Owners:

**TOPO.** UTILITIES **STRT./ROAD** **LOCATION**  
 COM BLD  
 COM OBF

**APPROXIMATED VALUE** **ASSESSED VALUE**  
 595,400 595,400  
 6,000 6,000

**7048 COLCHESTER, VT**

**VISION**

**RECORD OF OWNERSHIP**

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	COM	595,400	2016	COM	595,400
2017	COM	6,000	2016	COM	6,000
<b>Total</b>		<b>601,400</b>	<b>Total</b>		<b>601,400</b>

**PREVIOUS ASSESSMENTS (HISTORY)**

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	COM	595,400	2016	COM	595,400
2017	COM	6,000	2016	COM	6,000
<b>Total</b>		<b>601,400</b>	<b>Total</b>		<b>601,400</b>

**OTHER ASSESSMENTS**

Year	Type	Description	Amount	Comm. Int.
<b>Total:</b>				

**ASSESSING NEIGHBORHOOD**

STREET INDEX NAME: TRACING  
 C

**NOTES**

CONDO UNIT #1 FIRST FLOOR  
 INJURY + HEALTH MGT SOLUTIONS

**EXEMPTIONS**

Year	Type	Description	Amount	Comm. Int.
<b>Total:</b>				

**NET TOTAL APPRAISED PARCEL VALUE** 601,400

**BUILDING PERMIT RECORD**

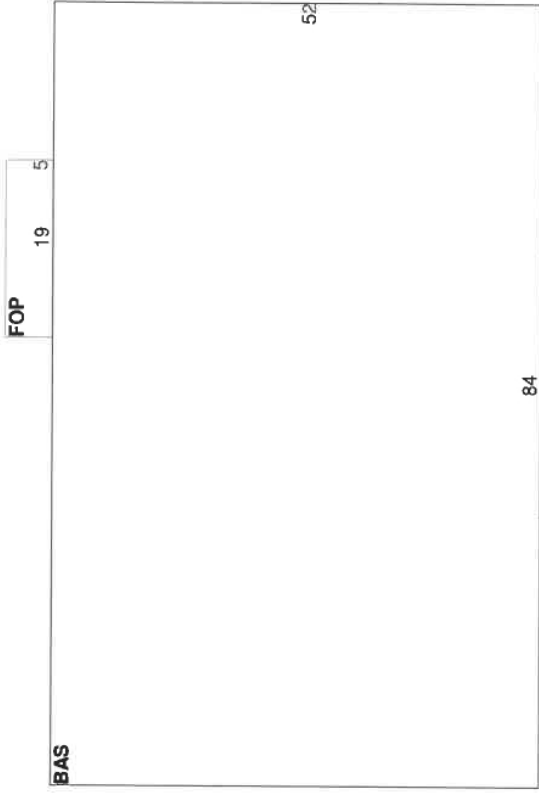
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
22939	07/09/2012		SHED	703		0		

**LAND LINE VALUATION SECTION**

Use Code	Use Description	Zone	Frontage	Depth	Home Stead %	House Site %	Units	Unit Price	I. Factor	S. A. Disc	C. Factor	ST. Adj.	S.I. Adj.	Notes-Adj	Special Pricing	Adj. Unit Price	Land Value
1	3401 OFF CONDO	COM			0	0	0 SF	3.92	1.0000	5	1.0000	1.00	50	1.00		3.92	0
<b>Total Card Land Units:</b> 0.00 AC <b>Parcel Total Land Area:</b> 0 AC <b>Total Land Value:</b> 0																	

**CONSTRUCTION DETAIL (CONTINUED)**

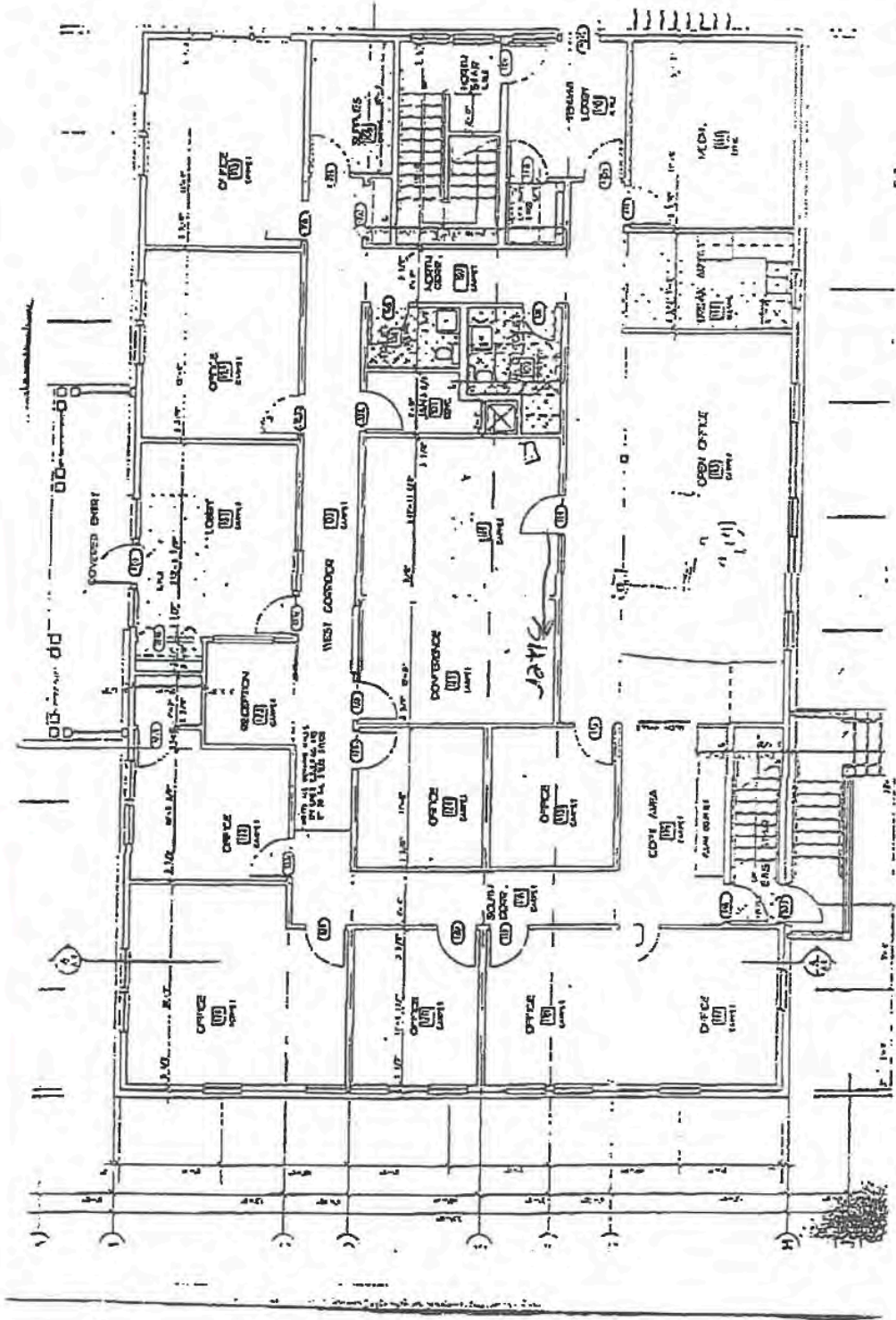
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
56			Condo Office				
06			Com Condo				
04			Average +10				
1			Stories				
1			Occupancy				
05			Interior Wall 1				
05			Interior Wall 2				
14			Interior Floor 1				
03			Interior Floor 2				
03			Heat Fuel				
04			Heat Type				
01			AC Type				
00			Ttl Bedrms				
0			Ttl Bathrms				
0			Ttl Half Bthrs				
			Xtra Fixtres				
			Total Rooms				
			Bath Style				
			Kitchen Style				
			Fireplace				
			Bsmt Gar				
			Attric				
			Int				
			Int Floor				



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	Home Stead	House Site	Units	Unit Price	Yr	Grd	Dp Rt	% Cnd	Apr Value
PAV1	Paving - Asphal	Concrete		0	0	6,000	2.00	1995		A	50	6,000
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description	Living Area	Gross Area	Ej. Area	Unit Cost	Undeprc. Value						
BAS	First Floor	4,368	4,368	4,368	157.11	686,236						
FOP	Porch, Open	0	263	39	23.30	6,127						
Ttl. Gross Liv/Lease Area:		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  
[ ] *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

