

FOR SALE

WATER TOWER HILL COMMERCIAL CONDOMINIUM

441 Water Tower Circle, Unit 2, Colchester, Vermont



This wonderful office condominium is in great condition. Because of long-term solar credit offsets, this unit has not paid an electric bill in years. The annual average electrical cost is approximately \$5,000, which has been entirely offset since 2015. The estimated remaining life of the solar panels is approximately 17 years representing a significant savings to the next owner. Depending upon the price, these off-site panels can be negotiated as part of the sale. Unit 2 is the top floor of a two-unit commercial condominium. As such the condo association is simple and easy. The space is very well maintained, and features expansive windows, a full kitchen with a break/eating area, two restrooms, multiple offices, a large conference room, and an open bullpen area. All mechanicals are relatively new and in good working condition. Exterior windows and roof have been replaced. Its location on Water Tower Hill provides for extremely favorable access off Exit 16 of Interstate 89. This is a really great opportunity for an owner occupant!

SIZE:

4,165 SF with 1.05+/- acres in common

PERMITTED USE:

Office

PRICE:

\$649,000, includes up to \$70,000 worth of electrical credits

AVAILABLE:

Immediately

PARKING:

On-site

LOCATION:

441 Water Tower Circle, Unit 2

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:

TONY BLAKE

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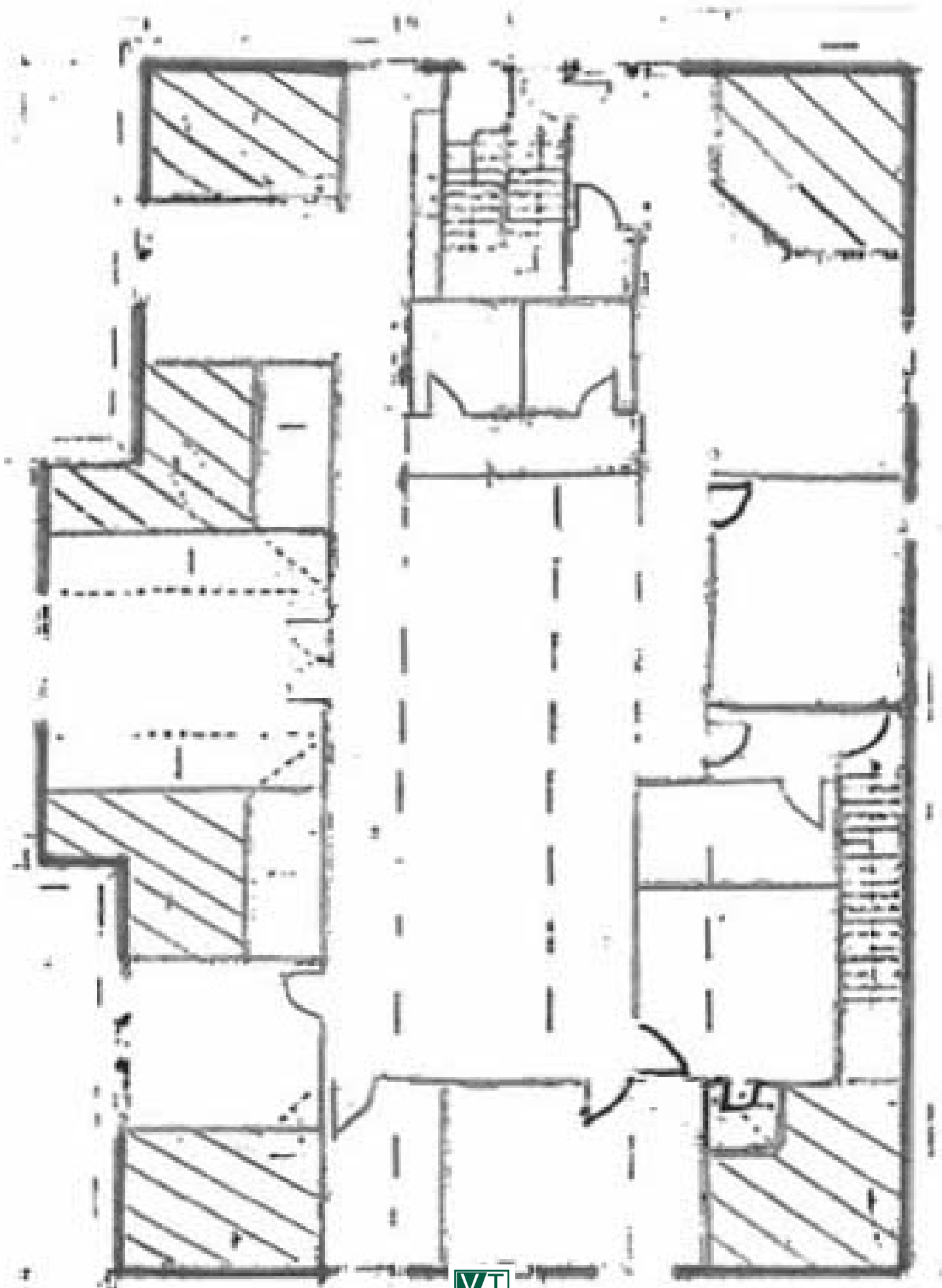
BURLINGTON, VT 05401

www.vtcommercial.com











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

Signature of Consumer

Date
[] *Declined to sign*

Date

9/24/2015

