

# Beautiful Historic Building for Sale

## 10600 Route 116, Hinesburg, Vermont



The “Gilman Building” is located in the heart of charming Hinesburg village and was originally constructed in the 1800’s. Significant renovations and updates have been made to the property, most recently in 2013. Its outstanding location in the center of town is abutted by church property to the north and municipal land to the west. It enjoys easy walking distance to the town supermarket and a number of dining and retail services. The property offers ample on-site parking, access to public transportation, and a variety of handsome offices. This is rare opportunity to acquire an investment property in a rapidly growing community with leases in place or acquired for owner occupancy. Conversion to residential units is allowed. A must see building that will not be on the market for long!

### Summary of 10600 Route 116

Hinesburg, Vermont

**Size:** 4,278+/- square feet  
**Land Area:** .51+/- acres  
**Book/Page:** 233/300-302 **Parcel:** 000537  
**Use:** Multi-tenant office building  
**Zoning :** Village Zoning District, provides for residential and commercial uses  
**Price:** \$725,000

Additional property details on the following pages



For more information, please contact:

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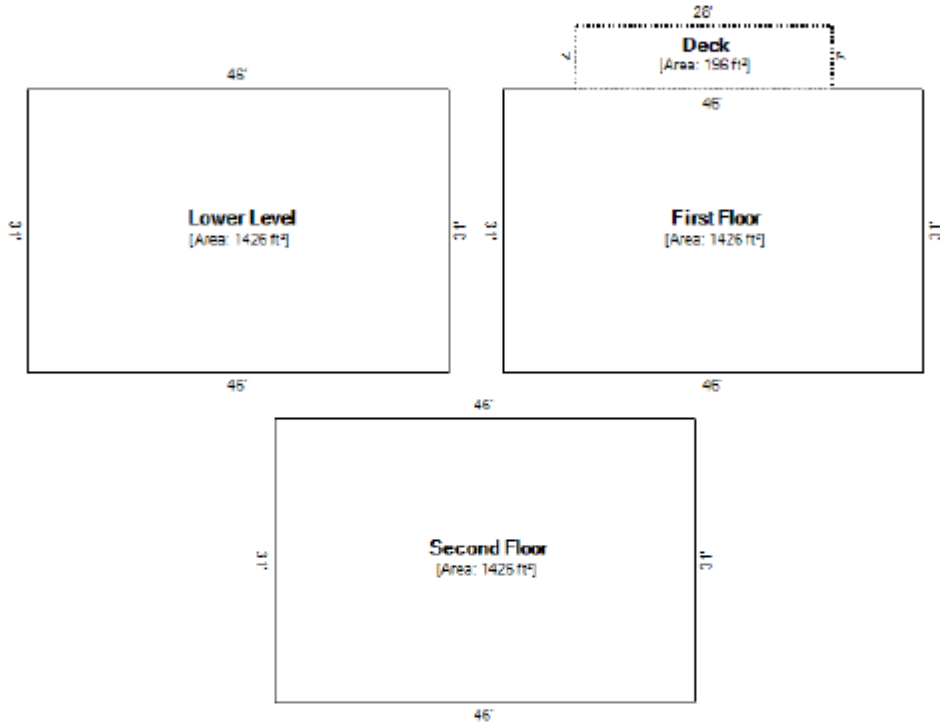
# Property Summary

**Lot Size:** 0.51+/- acres  
**Rentable Size:** 4,278+/- rentable square feet  
**Frontage:** Est. 105+/- feet on Route 116, AADT 12,300+/- vehicles  
**Curb Cuts:** One  
**Parking:** Asphalt & gravel surface, 12-14 spaces  
**Utilities:** Green Mountain Power, Vermont Gas, Municipal water & sewer  
**Street:** Public  
**Exposure:** Very Good  
**Topography:** Sloping to the west  
**Coverage:** Lot coverage appears at maximum  
**Zoning:** Village Zoning District  
**Assessment:** \$427,200 (Equalized rate @ 87.87% = \$486,173)  
**Property Tax:** \$10,746

**Floors:** Three  
**Foundation:** Poured concrete and stone  
**Frame:** Wood frame  
**Windows:** Double hung wood frame & roll out  
**Roof:** Standing seam metal  
**HVAC:** Gas fired boiler w/hot water baseboard  
**Plumbing:** One bathroom per floor  
**Electrical:** Four meters  
**Leases:** Top two floors— Leased to Optimal Energy until 11/30/2024— can be cancelled. Renewal term unlikely to be exercised. \$19.50/sf full-service gross. Includes multiple private offices, open work area, kitchen, deck, restroom.  
Lower floor— up to 4 individual offices rented on short-term basis ranging from \$380/month to \$457/month plus electric



## BUILDING SKETCH



| Living Area                         | Nonliving Area                                    |                |
|-------------------------------------|---|----------------|
| Lower Level                         | 1,426 ft² Deck                                    | 196 ft²        |
| First Floor                         | 1,426 ft²   |                |
| Second Floor                        | 1,426 ft²   |                |
| <b>Total Living Area (rounded):</b> | <b>4,278 ft² Total Non-Living Area (rounded):</b> | <b>196 ft²</b> |

## Unit Summary

| Unit | Use    | Location    | Size - SF | Occupancy | Description                        |
|------|--------|-------------|-----------|-----------|------------------------------------|
| 1    | Office | Lower Level | 160       | Leased    | Single Room Suite                  |
| 2    | Office | Lower Level | 160       | Leased    | Single Room Suite                  |
| 3    | Office | Lower Level | 200       | Leased    | Single Room Suite                  |
| 4    | Office | Lower Level | 250       | Vacant    | Storage at Present                 |
| 5    | Office | Main Level  | 1,426     | Owner     | 6 Offices, Kitchen, Bathroom, Deck |
| 6    | Office | Upper Floor | 1,426     | Owner     | Open Workspace, 4 Private Offices  |

**First & Second Floor Renovated Plans**



**5-21-13 REVISION  
FIRST FLOOR LEVEL**



**5-16-13 REVISION  
SECOND FLOOR LEVEL**

|  |                                   |                              |                              |
|--|-----------------------------------|------------------------------|------------------------------|
| <p><b>EPJ Properties, LLC Gilman Building</b><br/>10500 Rt 116<br/>Hinesburg, VT</p> | <p><b>Project Application</b></p> | <p>DATE: 05/21/13</p>        | <p>PROJECT: 10500 RT 116</p> |
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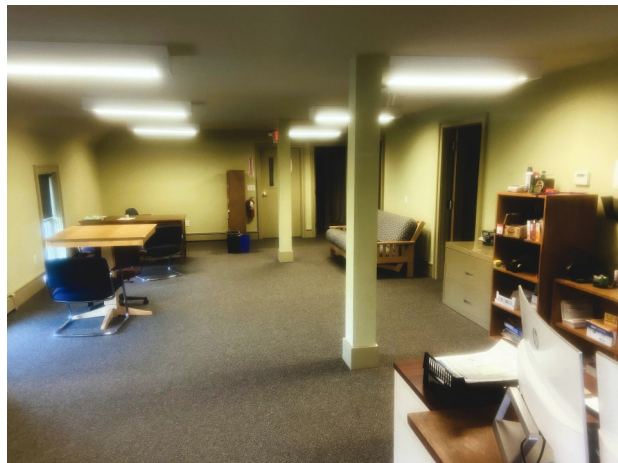
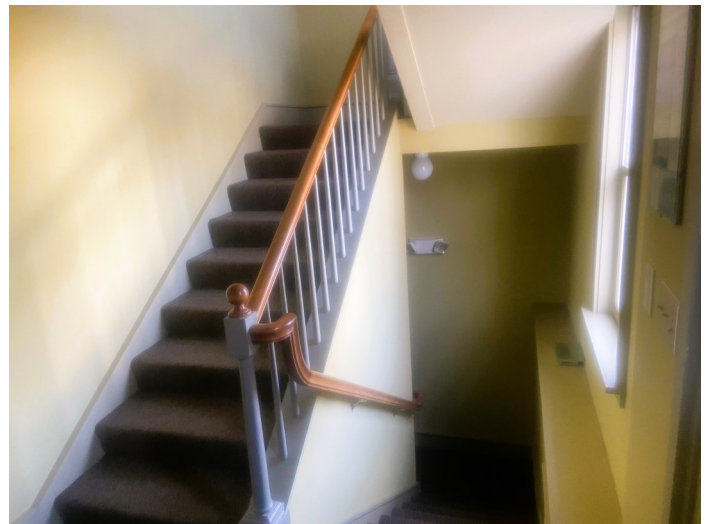
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# THE GILMAN BUILDING, HINESBURG, VERMONT

V/T Commercial is pleased to offer this premier property for sale at **\$725,000**. This is a rare opportunity to acquire a beautiful building in one of the Greater Burlington Area's fastest growing communities.. Additional information and tours of the property are available upon request.

**Contact information: Tony Blake [tony.blake@vtcommercial.com](mailto:tony.blake@vtcommercial.com) 802.864.2000 ext. 1**

*This offer to sell is subject to errors and omissions and change or withdrawal without notice. The acceptance of rejection of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All prospective purchasers are encouraged to seek professional advice and perform their own due diligence.*







# 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