

# FOR SALE

## BOUTIQUE OFFICE BUILDING

9 Baldwin Street, Montpelier, Vermont



VT Commercial is pleased to offer this two story boutique office building to the market. Perched on the hillside and only a few steps from the State House this is an ideal location for small office user. On site parking for 6. First floor consist of a conference room, 2 offices, and ADA half bathroom. There are five offices on the second floor with a bathroom with shower. Front porch facing Baldwin Street. Municipal Water & Sewer. Oil fired hot water baseboard heat. 200 Amps of power. Wood clapboard siding and a flat roof. Vacant and easy to show!

**SIZE:**

2,126 SF on .39 acre lot

**PERMITTED USE:**

Office

**PRICE:**

\$459,000

**AVAILABLE:**

At closing

**PARKING:**

Some on site (6+/-)

**LOCATION:**

9 Baldwin Street, Montpelier

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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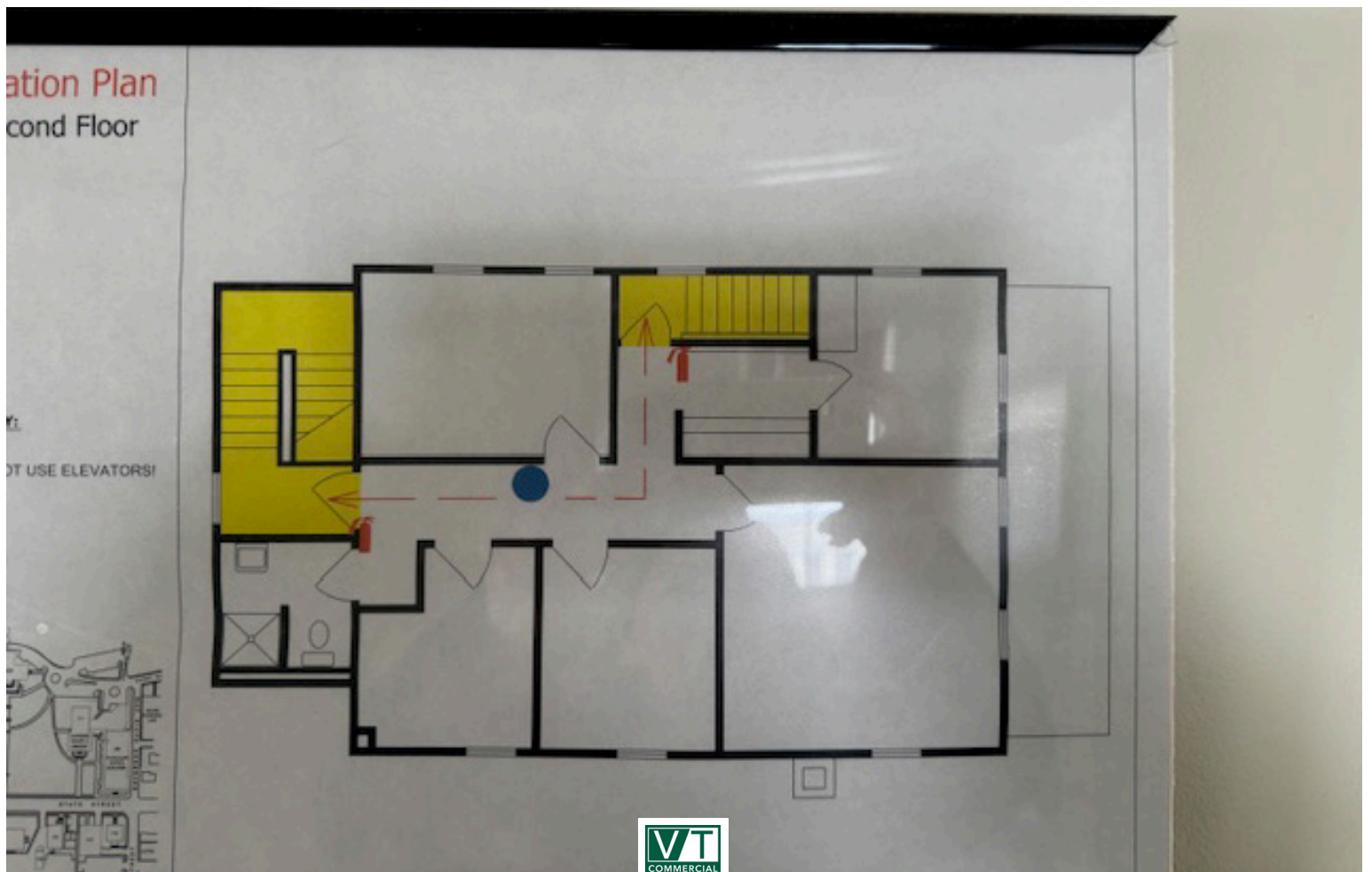
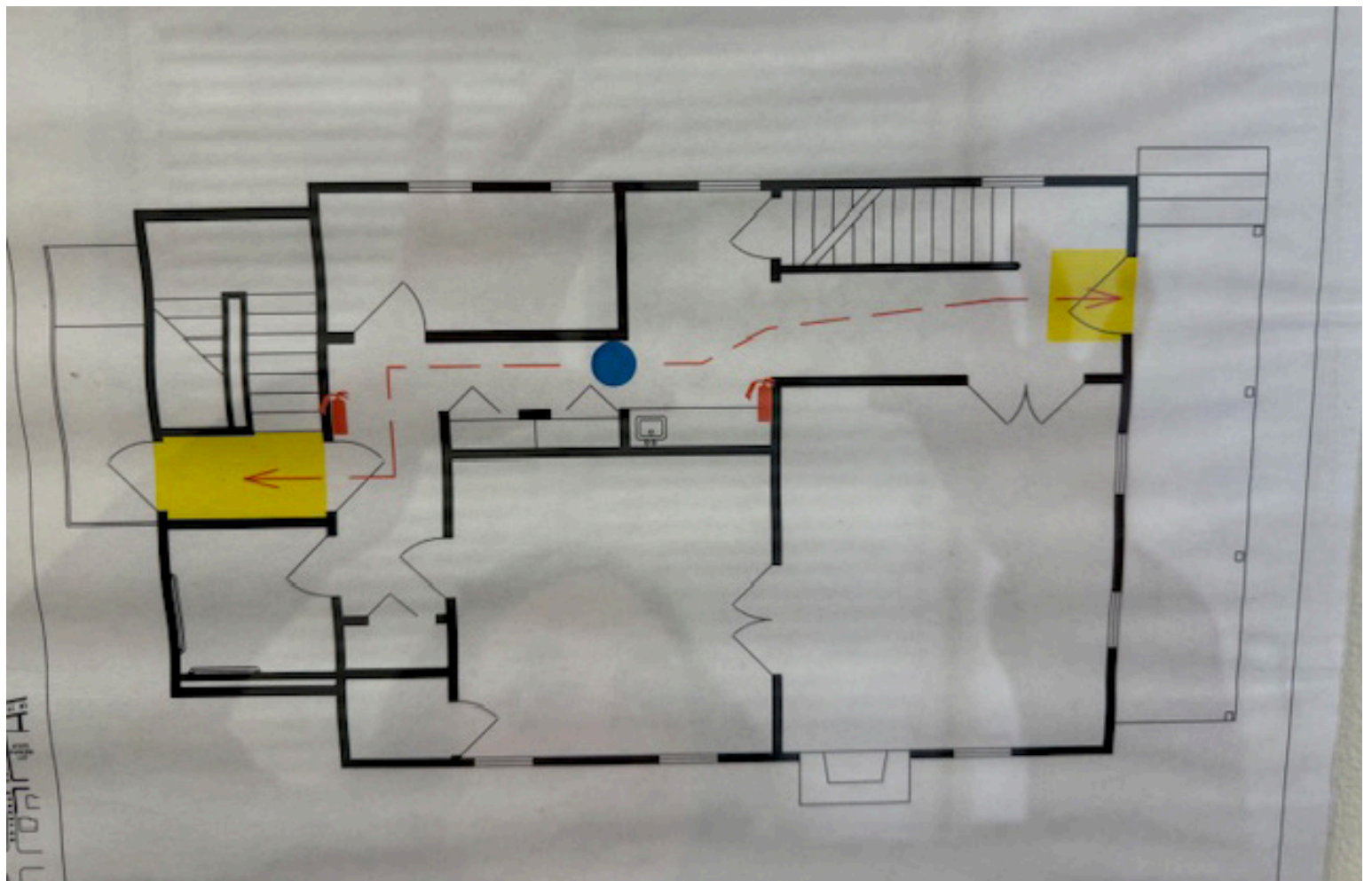












# PLAT MAP

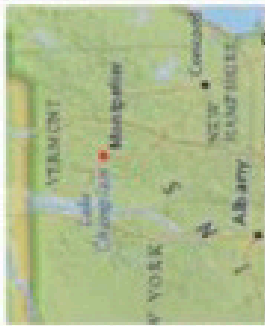




# ANR MAP

vermont.gov

Natural Resources Atlas  
Vermont Agency of Natural Resources



### LEGEND

- Landfills**
  - OPERATING
  - CLOSED
- Land Use Restrictions**
  - Class IV GW Recharge
  - Class VI GW Recharge
  - Dead Recharge
  - Excessment
  - Land Permit Issue
  - Drift
- Hazardous Site**
- Hazardous Waste Conventions**
- Brownfields**
- Salvage Yard**
- Aboveground Storage Tanks**
- Underground Storage Tanks (w/ Dry Cleaner)**
- Architectural Waste Recycling Parcels (standardized)**

### NOTES

Map created using ArcGIS Natural Resources Atlas



1: 1,020  
September 18, 2004

**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. AGR and the State of Vermont make no representations of any kind, including but not limited to, the accuracy of measurements, or fitness for a particular use, nor any and such warranties to be implied with respect to the data on this map.

83.0 0 42.00 83.0 Meters

Scale: 1" = 1,020 ft

THIS MAP IS NOT TO BE USED FOR NAVIGATION

© Vermont Agency of Natural Resources

## DESCRIPTION OF SUBJECT PROPERTY

### HISTORY OF SUBJECT PROPERTY

Owner of Record: The State of Vermont  
Last Date of Transfer: July 5, 1978  
Deed Book/Page: 155-145  
Sale Price: N/A  
Current Status: Not listed on the market for sale

A copy of the deed has been included in the addendum to this report. As a real estate appraiser, I am not qualified to make judgments of a legal nature, and it is assumed that the legal description is accurate.

### SITE DESCRIPTION

Size – Approximately, 0.39 acres based on municipal records

Shape – Rectangular

Frontage & Access – Average

Visibility – Limited-Side Street

View – Average

Topography – Slopes downward toward road

Utilities – Municipal water and sewer, public electric

Flood Hazard – None, as shown on FIRM Panel #50023C0264E dated on March 19, 2013.

Easements, R.O.W., etc. – None known or represented that would impact the value.

Comments – The subject parcel is an average sized lot for this neighborhood. The back section is steep and partially wooded which limits the utility of the surplus land. There is a small lawn along the street and a paved parking area that wraps around the back of the existing building. There is a total of six parking spaces with four parking spaces behind the building and two parallel parking spaces along the side of the building.

The indicated value assumes that there are no environmental problems or limitations. It is beyond the scope of this appraisal and the expertise of the appraiser to determine if there is any contamination. An ANR Environmental Interest Locator Map obtained from the State of Vermont, Agency of Natural Resources is provided as a reference, but I take no responsibility for the accuracy of this map.



## ZONING

The subject is in the "Mixed-Use Residential" zoning district. Permitted uses include single family dwellings, multi-family dwellings up to 14 units, personal and professional services, recreational fields, childcare facility, and agriculture and forestry. Conditional uses include surface parking, medical clinic, fitness center, and restaurant. The subject is currently used as an office which is a permitted use in this zoning district under personal and professional services.

The dimensional requirements are as follows:

Minimum Lot Size: 3,000 SF

Minimum Frontage: 45'

Setback Requirements:

Front 5'

Side 5'

Rear 10'

Maximum Building Height: 40'

Maximum Lot Coverage: 3,000 SF

The subject appears to meet the basic dimensional requirements. However, no attempt was made to verify the permitting process, such as certificate of occupancy, or the setback requirements. These would be legal issues, which are beyond the scope of this appraisal assignment. As a real estate appraiser, I am not qualified to provide a legal opinion, and therefore, no attempt was made to determine if all of the necessary approvals are in place or if all of the conditions of the permits have been met.

## IMPROVEMENT DESCRIPTION

Type of Construction – Two-story wood frame

Age – Built in 1890

Size – Approximately, 2,126 SF

Exterior Description – Average quality in average condition

Foundation – Mostly Concrete

Exterior Walls – Wood clapboard

Roof – Flat

Doors – Mostly vinyl replacement

Windows – Mostly older double hung wood frame windows

Interior Description – Average quality in average condition

Basement – Full unfinished

Interior Floors – Mostly carpet with some vinyl and wood flooring

Interior Walls – Mostly Sheetrock

Insulation – Assume adequate

Interior Ceilings – Mostly sheetrock with some wood

Lavatories – One 2-fixture and one 3-fixture

Mechanical Systems –

Heating – Oil fired baseboard hot water

Air Conditioning – None

Electric – 200 Amp

Plumbing – Assume adequate

Sprinkler System – None

Special Features (Elevator, alarm systems, etc.) – Front porch

Comments: The subject has been used as a professional office by the state for many years. The first floor has a conference room, kitchenette, and two private offices. The first floor is handicapped accessible from the back with a 2-fixture handicap bathroom on the first floor. There is mostly carpeted flooring with a wood floor in the hallway and vinyl flooring in the bathroom. The walls are mostly sheetrock with a mixture of sheetrock and wood ceilings.

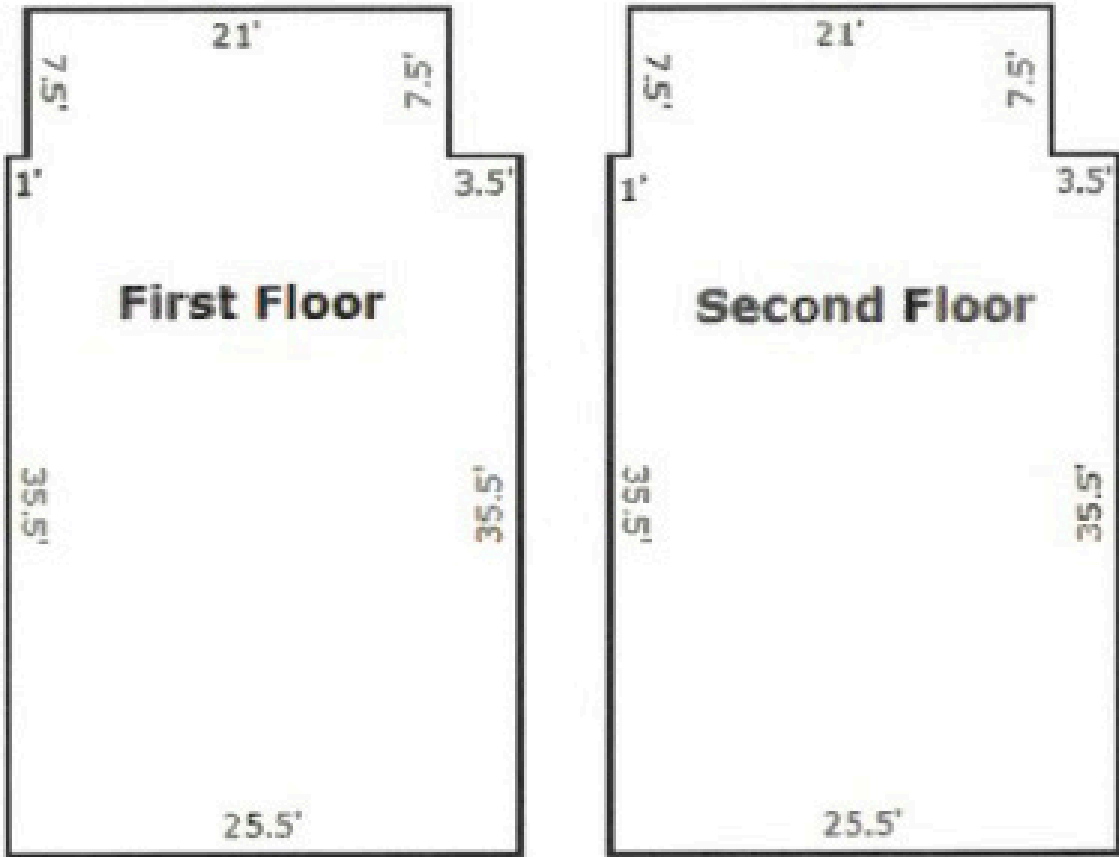
The second floor has five private offices and one three fixture bathroom with a stall shower. There is a staircase at the back and the front of the building that provide access to the second floor. There is mostly carpeted flooring with sheetrock walls and ceilings.

The value estimated by this report assumes that the building is structurally sound and that all mechanical systems are operational and adequate to serve the property. However, it is recommended that the building be inspected by a qualified engineer to determine if there are any physical limitations.



The building may meet the basic requirements for ADA accessibility. Determination of full compliance with this act is beyond the scope of this appraisal, as well as the expertise of the appraiser. Compliance with this act depends upon the use of the property and the number of employees. It would appear to meet the basic requirements, but a potential buyer should be aware of the Americans with Disabilities Act (ADA) and consider if a change in use would require any changes to the building.

BUILDING SKETCH



10716, Draft by: b.mills, Inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1062.75 Sq Ft	$21 \times 7.5 = 157.5$ $25.5 \times 35.5 = 905.25$
First Floor	1062.75 Sq Ft	$21 \times 7.5 = 157.5$ $25.5 \times 35.5 = 905.25$
Total Living Area (Rounded):	2125 Sq Ft	





# 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

