FOR SALE

NEW CONTRACTOR SHOP AT EXIT 18

40 Morse Drive (Lot 2), Morse Industrial Park, Georgia, Vermont



VT Commercial is pleased to offer to the market this newly constructed metal building that is approximately 85% complete and located on Lot 2 at the Morse Industrial Park located at Exit 18 Georgia! This is a metal framed building with insulated metal roof, a 140' x 50' structure with 18' ceiling. Nicely appointed facade with approximately 2,000 SF slated for flex/offices and the balance is open shop space with 2 drive in doors & concrete slab. Offices, bathroom, kitchenette have been framed out, electrical has been roughed in and is ready for final touches. Mezzanine is located above the offices. This property is in need of final construction so a construction note maybe needed. Community Septic is connected with WW permit for 10 employees, the drilled well (520 feet) has been completed (4 gpm) and brought to the building. Temp power currently in place with new breaker box and 208/3 phase service ready to be finalized. There is an Association for community septic, park road, directory signage and insurance. This property has plenty of parking and side yard for contractor stuff. Property being sold in the "as-is" condition and will be vacant & broom clean. Some construction materials and equipment may be available separately. Clear span construction. 18' and over 22' at center peak. 6" slab.

SIZE:

7,000 SF plus 2,300 SF mezz potential on 2.59 acres

USE:

New contractor shop

PRICE:

\$950,000 / Association dues \$3,200 per quarter

AVAILABLE:

At closing

PARKING:

On site

LOCATION:

Morse Industrial Park, Exit 18, Georgia

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

802-343-2107

linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com





























ZONING PERMIT APPLICATION TOWN OF GEORGIA, VT

Permit # 80 013-18

The undersigned bereby makes application to undertake land development as described herein. The applicant hereby swears and affirms that all the information and representations made are true and accurate. Permit is issued based on accuracy of information provided; if false or inaccurate, permit may be revoked.

SECTION 1: APPLICANT INFORMATION (e	omplete all)
Owner(s): Ten Five 79 Investment Property LLC	Applicant(s):
Address: c/o Julie Giguere 72 Morrill Drive, Burlington, VT	Address:
Zip Code 05408 Telephone (802)363-6192 Email jagiguere@outlook.com	Zip Code Telephone Email
SECTION 1A: PROPERTY OWNER'S AUTHO	ORIZATION (fill out only if applicant other than owner)
The undersigned property owner hereby certifies that the info complete and that the Applicant has full authority to request a	ormation submitted in this application regarding the property is true, accurate and approval for the proposed use of the property and any proposed structure
Date// Owner's Signature	
SECTION 2: CONSTRUCTION INFORMATION	ON (complete as necessary)
Description of improvement: Construction of a 7	,000 sf Contractor's Shop
New construction X Addition/Alteration Extension Other (please explain)	on of Permit Replacement
Current Use of Property: Vacant Lot	
Proposed Use: Residential Comm Industrial _ Other (please explain)	X Accessory Bldg Farm
Property Identification: Location of property (E911 address): Lot 2, Morse Inc	dustrial Park/Morse Drive
Deed reference: Book 220 Page(s) 695 Parcel Ta	- ID# 108290200
Subdivision Name (if applicable) Morse Industrial	Park Tobas Park
Common Name (if applicable)	
Zoning District: I-1 Industrial	
Lot size: 2.59 acres; or	_dimensions. Lot frontage:
Current setbacks (if applicable) from: Center of Road	
Right side line Left side line Rear p	property line
Proposed setbacks from: Center of Road	Right side line See site plan arrached
Left side line Rear property line	- See site plan arrached
	Mound TOOL
Dimensions of Proposed Construction: 170 V %	D V HI. V FA
Number of new bedrooms: Number of new bat	- Indiana
Dimensions of Existing Structures (if applicable):	x x 9300
Height: Number of floors: Number of be	edrooms Number of bathrooms
Square footage of structure (total of floor area excluding	basement)
NOTE: PROVIDE DRAWING OF LOT, INDICATING PRO IMPROVEMENTS, AND EXISTING AND PROPOSED SE	OPOSED AND EXISTING STRUCTURES (if any), PROPOSED TBACKS ON PAGE PROVIDED.

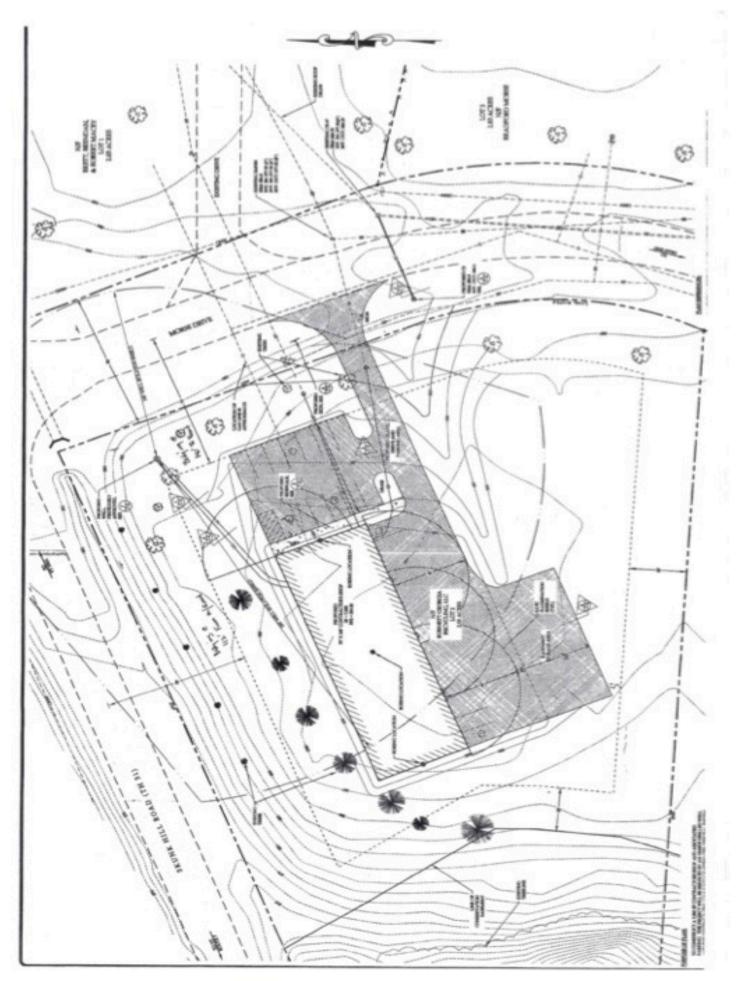


Department of Environmental Conservation at 802-879-5676 to determine required in accordance with 10 V.S.A. Chapter 64 and the Wastewater Sys 29, 2007, or as periodically revised by the DEC). If, according to the DEC, not required, the property owner/applicant shall provide written proof from Wastewater and Potable Water Supply Permit is required, initiation of conthe Town of Georgia Zoning Regulations shall be prohibited unless and untissued. A copy of the required Wastewater and Potable Water Supply Permit is required.	tem and Potable Water Supply Rules (dated September a Wastewater System and Potable Water Supply permit is in the DEC of such to the Zoning Administrator. Where a struction under a zoning permit issued in accordance with til a Wastewater and Potable Water Supply Permit is			
Please check one of the following:				
Changes are not proposed to the building or to the use which will incre constructing a new building with a wastewater system; (b) adding a bedroom (if building or use which will increase the flow of wastewater. (It is not necessary to	residential); or (c) otherwise changing or expanding the			
X Wastewater and Potable Water Supply Permit is required. State Permit	# WW-6-3390 Date of Permit 6/21/2018			
SECTION 4: VERMONT BUILDING ENERGY STANDARDS CERTIFIC standards) and §268 (commercial building energy standards) require that a Owner/Builder Disclosure Statement be filed with the Town prior to the iss covered under the Vermont Building Energy Standards Code. Applicant m	Building Energy Standards Certificate or a Vermont nance of a Certificate of Occupancy for any structure			
The structure which is the subject of this application DOES NOT require Owner/Builder Disclosure Statement . X The structure which is the subject of this application DOES require a Veroner/Builder Disclosure Statement.				
SECTION 5: AFFIRMATION:				
The undersigned applicant hereby affirms that the information and complete.	n presented in this application is true, accurate,			
Signature of Applicant: Luck Agun	/ /18			
Signature of Co Applicant:	//18			
CERTIFICATE OF OCCUPANCY: Section 3.1 (I) of the Town of follows: It shall be unlawful to use or occupy or permit the use or occupance a zoning permit under these Regulations until a Certificate of Occupancy is a Certificate of Occupancy is attached.	cy of any land or structure or part thereof which requires			
STATE PERMIT(S) may be required. Applicants are responsible contact 802-477-2241 to speak with the State Permit Specialist prior to begin				
SECTION 6: PERMITS/APPROVALS REQUIRED (TOWN USE ONLY)	NI			
Variance (ZBA)	Approved/_/_			
Conditional Use (ZBA)	Approved//_			
Town Subdivision (PC)	Approved _/_/_			
Site Plan Approval (PC) Driveway/Access permit	Approved _/_/_ Approved _/_/_			
SECTION 7: DECISION/ACTION TAKEN (TOWN USE ONLY) Zoning Fee Paid 482.50 Impact Fee Date received: 10 / 3 /18 Check # 1918 Approved Denied Returned (incomplete) Date 10/4 /18 Permit Valid 16 /19 /18				

SECTION 3: SEPTIC PERMIT INFORMATION: Applicants should contact the Permit Specialist at the District 6 office of the

Signed Zoning Administrator (Permit may be appealed within 15 days of issuance per Title 24 VSA Ch.117 Section 4465) This Permit expires 1 year from date of issue and may be extended 1 additional year upon application. * CONDITIONS IMPOSED BY THE ZONING BOARD, PLANNING COMMISSION, OR SELECTBOARD ARE HEREBY INCORPORATED INTO THIS PERMIT AND ARE BINDING ON THE PERMITTEE.







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;

I / We Acknowledge

- 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

This form has been presented to you by:

Receipt of This Disc	closure	• • • • • • • • • • • • • • • • • • • •	
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		

