

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:

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ZONING PERMIT APPLICATION TOWN OF GEORGIA, VTPermit # BP 013-18

The undersigned hereby 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 (complete all)

Owner(s): Ten Five 79 Investment Property LLC Applicant(s): _____
Address: c/o Julie Giguere Address: _____
72 Morrill Drive, Burlington, VT
Zip Code 05408 Telephone (802)363-6192 Zip Code _____ Telephone _____
Email jagiguere@outlook.com Email _____

SECTION 1A: PROPERTY OWNER'S AUTHORIZATION (fill out only if applicant other than owner)

The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate and complete and that the Applicant has full authority to request approval for the proposed use of the property and any proposed structure

Date / / Owner's Signature _____

SECTION 2: CONSTRUCTION INFORMATION (complete as necessary)

Description of improvement: Construction of a 7,000 sf Contractor's Shop
New construction ☒ Addition/Alteration _____ Extension of Permit _____ Replacement _____
Other (please explain) _____

Current Use of Property: Vacant Lot

Proposed Use: Residential _____ Comm. _____ Industrial ☒ Accessory Bldg _____ Farm _____
Other (please explain) _____

Property Identification:
Location of property (E911 address): Lot 2, Morse Industrial Park/Morse Drive
Deed reference: Book 220 Page(s) 695 Parcel Tax ID # 108290200
Subdivision Name (if applicable) Morse Industrial Park
Survey 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 property line _____

Proposed setbacks from: Center of Road _____ Right side line _____
Left side line _____ Rear property line _____ *See site plan attached*

Dimensions of Proposed Construction: 146 x 50 ground floor 46 x 50 mezzanine
Height: 18' Number of floors: 2 Total square feet of all new construction 7,000
Number of new bedrooms: _____ Number of new bathrooms: _____ 2,300 ground floor
9300 mezzanine

Dimensions of Existing Structures (if applicable): _____ X _____ X _____
Height: _____ Number of floors: _____ Number of bedrooms _____ Number of bathrooms _____
Square footage of structure (total of floor area excluding basement) _____

NOTE: PROVIDE DRAWING OF LOT, INDICATING PROPOSED AND EXISTING STRUCTURES (if any), PROPOSED IMPROVEMENTS, AND EXISTING AND PROPOSED SETBACKS ON PAGE PROVIDED.









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

