

# FOR SALE

## SPECTACULAR POST AND BEAM INVESTMENT PROPERTY

495 Colchester Avenue, Burlington, VT



Own a piece of Burlington's History. 495 Colchester Avenue is located in an historic district and was built around 1840 using brick and post and beam construction for use as a Blacksmith and Wheelwright shop. It is currently thought to be the oldest industrial building in Burlington. At the turn of the 20th century, it was used as a grocery store and second hand store. In the years before World War I, the cellar housed a pool hall that was frequented by cavalry soldiers from nearby Fort Ethan Allen. In the aftermath of the historic flood of 1927, the road and bridge on Colchester Ave were raised, essentially encasing the ground floor in dirt and sand for nearly a 100 years.

**SIZE:**

8,456 +/- SF with 4,015 +/- SF of land

**USE:**

Retail, Restaurant, Housing

**PRICE:**

\$1,750,000 (\$30k/yr estimated expenses)

**AVAILABLE:**

Immediately

**PARKING:**

Street

**LOCATION:**

495 Colchester Ave, Burlington

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:

YVES BRADLEY

802-363-5696

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BURLINGTON, VT 05401

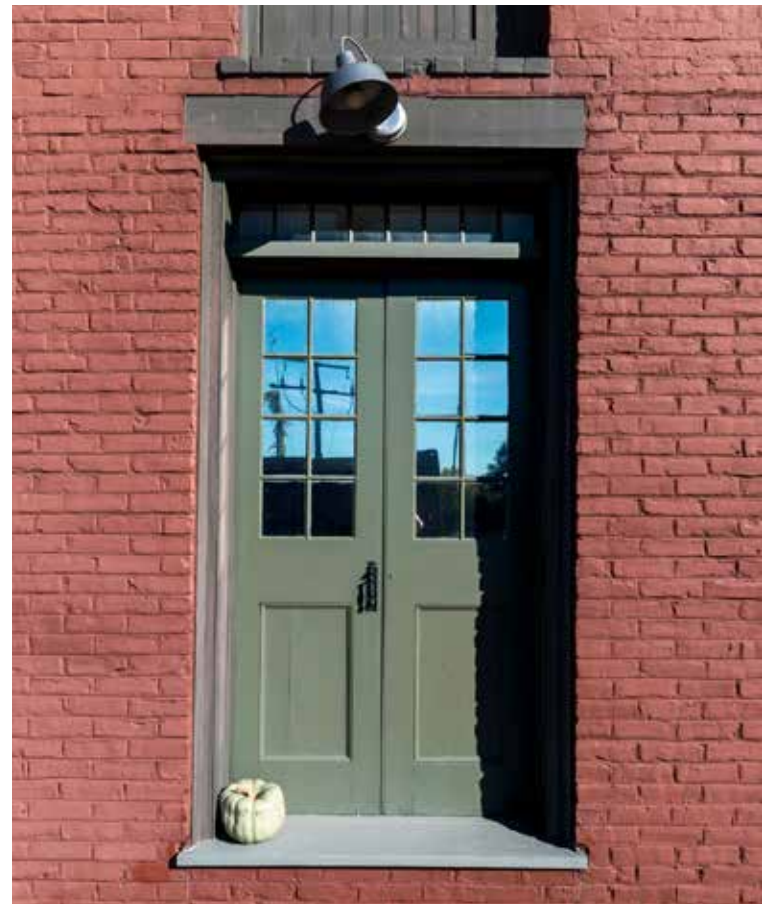
[www.vtcommercial.com](http://www.vtcommercial.com)

## Additional Property Information

The property is part of the riverfront neighborhood now designated as the Winooski Falls Mill Historic District. The Historic Burlington Project indicates that over the years the building has served as a grocery, a blacksmith, wheelwright shop, and a secondhand store.

The current owners conducted a 2 year (2016-2018) historic restoration, which succeeded in recovering the entirety of the lost ground floor and lower level. This included raising the building 10 feet, allowing a complete restoration/renovation of the foundation, timber frame and brick facades. This project resulted in an extra level of useable commercial space, with a new granite and concrete foundation and replacements made to the original rotted beams supporting the structure. The building features a historically accurate stone and brick façade, and is currently configured as four rental units upstairs and 2,000+/- square feet of commercial space at street level, leased by The Board Room Game Cafe.

Financials available upon request for qualified buyers. This is a unique opportunity to acquire an historically significant, income-producing property in Burlington that has survived the test of time, and is ready to continue in that fashion for the next 100 years.



















# 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