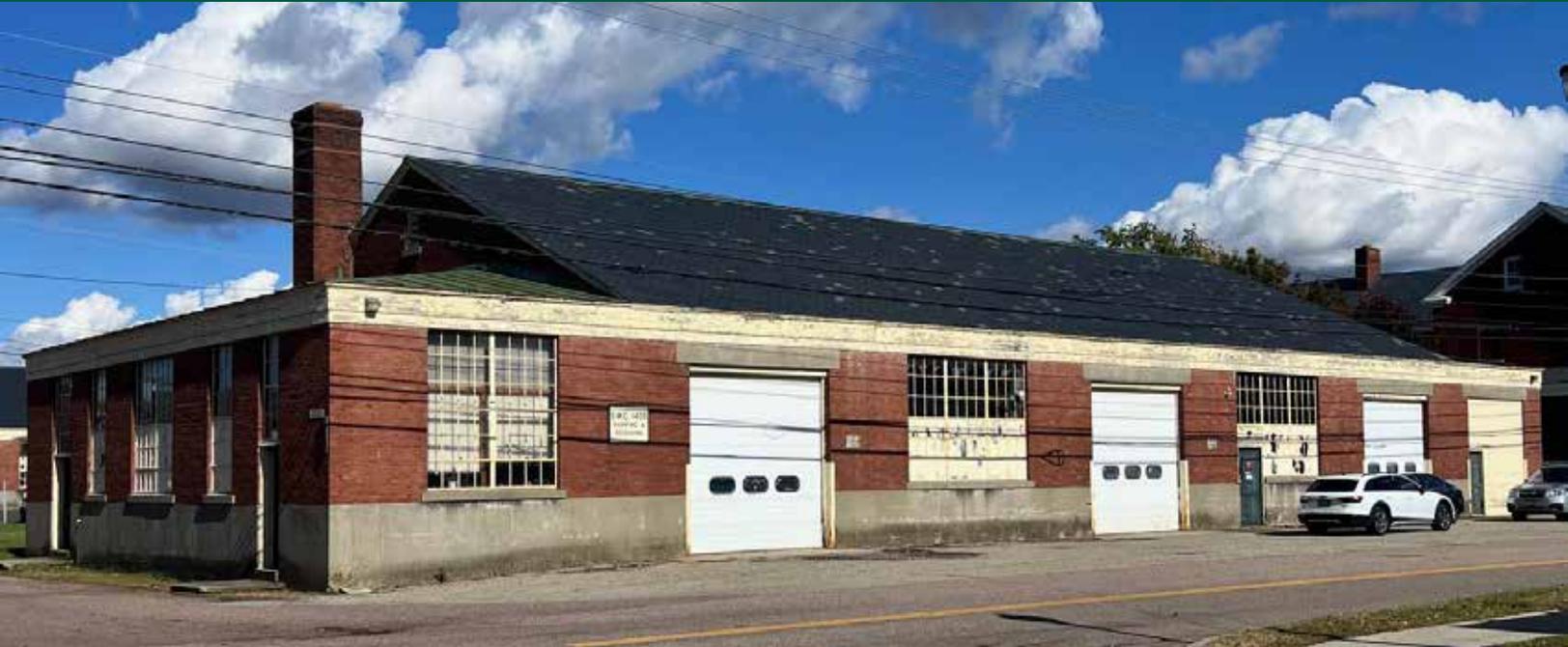


FOR SALE

WAREHOUSE/INDUSTRIAL FOR SALE AT FORT ETHAN ALLEN

513 Hegeman Avenue, Colchester, VT



Currently in use by Saint Michael's College as one of their off-campus facilities buildings, this brick structure offers incredible potential for various uses. Building has a mix of standing seam and shingle roofing, large windows on all sides, three at-grade doors, and 1400 Single-Phase, 200 Amp electrical service. Space is divided internally into three sections with brick dividing walls, and historical elements can be seen throughout. High ceilings throughout allow for mezzanine storage as well. Building is currently being offered on a .77 +/- acre lot that is under review by the Town of Colchester, and subject to final approval. The property is subject to an easement that Champlain Housing Trust has for residential parking on the parking lot that is between the subject property and Building B-1 property, but St. Michael's has retained seventeen parking spots at the far side of the latter. There is space for approximately 15-20 spaces in front and on the side of the property.

SIZE:

8,400 +/- SF on 0.77 +/- Acres (Proposed Subdivision)

USE:

GD-2 Commercial.

PRICE:

\$900,000.00

AVAILABLE:

Upon Closing

PARKING:

On-site

LOCATION:

Fort Ethan Allen

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

yb@vtcommercial.com

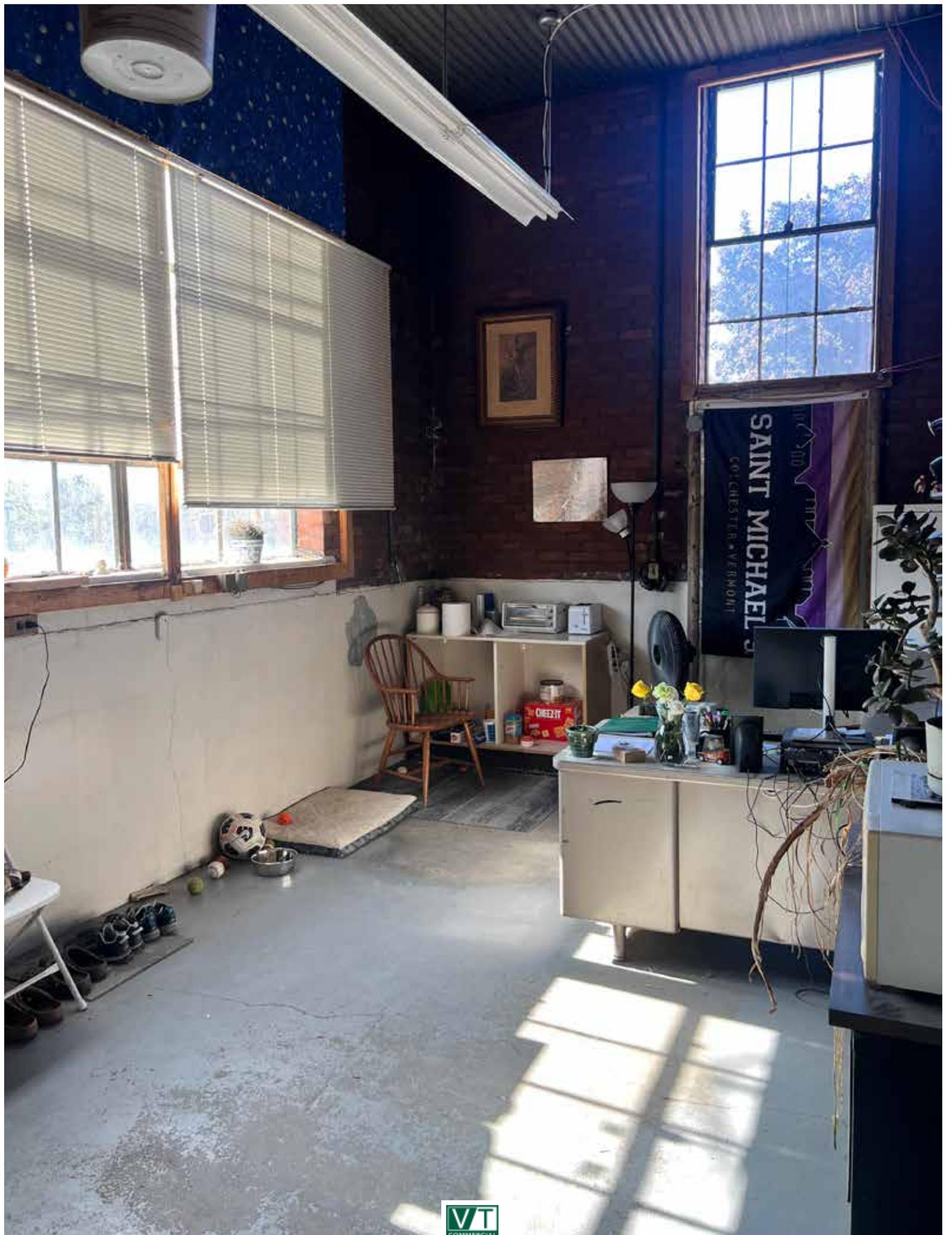
208 FLYNN AVENUE, STUDIO 2i

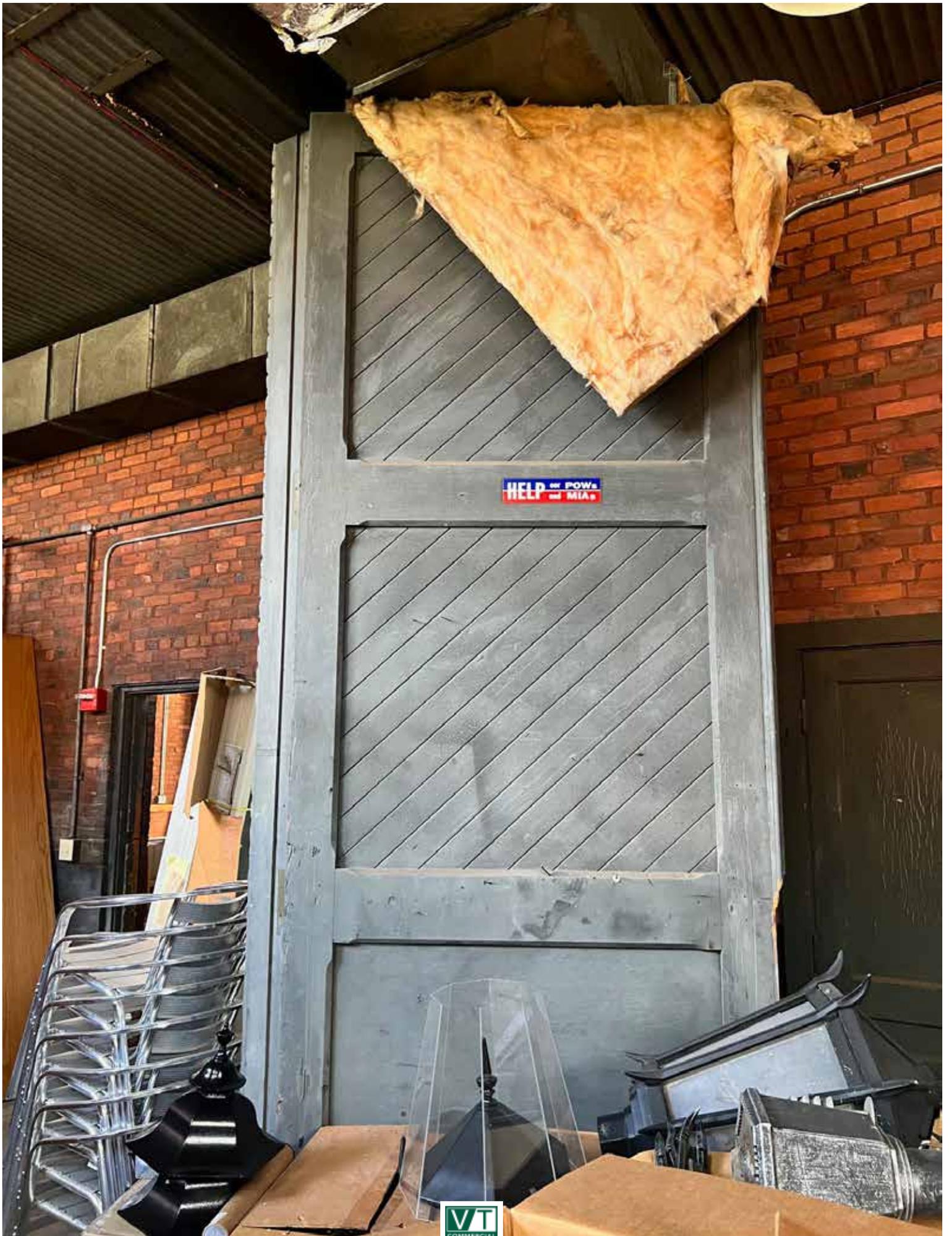
BURLINGTON, VT 05401

www.vtcommercial.com











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

