

FOR SALE

BEAUTIFUL REDEVELOPMENT OR CONTRACTOR YARD OPPORTUNITY IN COLCHESTER

527 Heineberg Dr., Colchester, VT



Attention residential or commercial developers! Come take a look at this beautiful 11.5 acre parcel with potential for up to 13 units with river frontage, tucked behind a wooded area and offering the feel of country living. The existing farmhouse could be renovated or torn down, and the 91' x 46'8 barn is ready to be converted to housing or used for storage or commercial space. This property is zoned GD1 giving you lots of potential to create your own vision. 3.118 Acres in GD1 zoning and 8.4 Acres in FP. Residential buyers, build your dream home here or renovate the farmhouse, and enjoy the river and nature at your fingertips! Convenient location minutes to the Burlington shopping, bike paths, and Lake Champlain. Current owner permitted the property ten years ago for 13 units, and was able to get all permits, including Act 250. Building and proposed plans available upon request.

SIZE:

Farmhouse: 2,444 +/- SF; Barn: 4,275 +/- SF; 11.5 +/- acres

USE:

Residential and complimentary commercial uses (GD-1)

PRICE:

\$975,000 (Taxes \$14,554.26 for 2026)

AVAILABLE:

Immediately

PARKING:

On-site

LOCATION:

527 Heineberg Dr., Colchester, VT

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

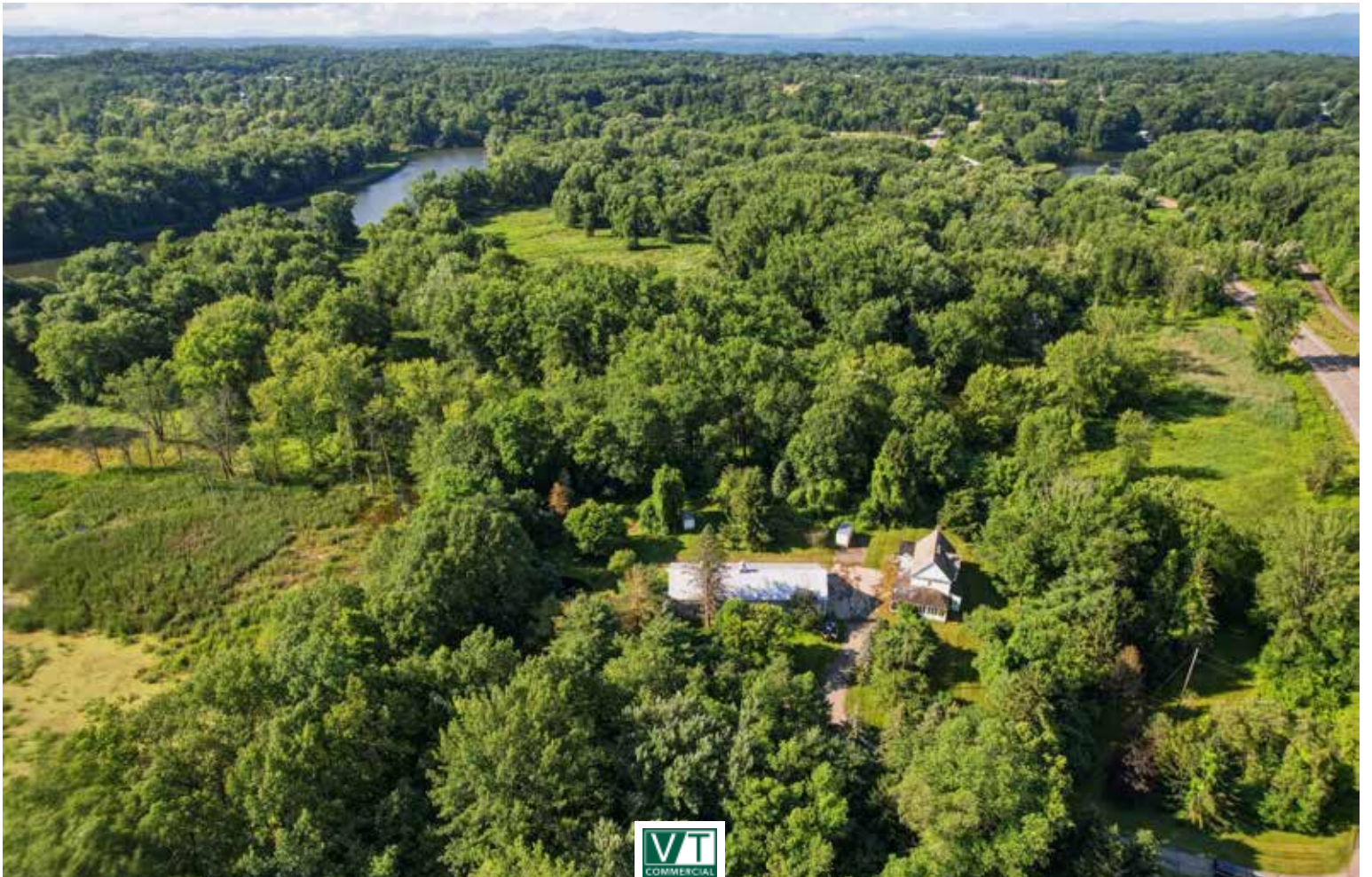
yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

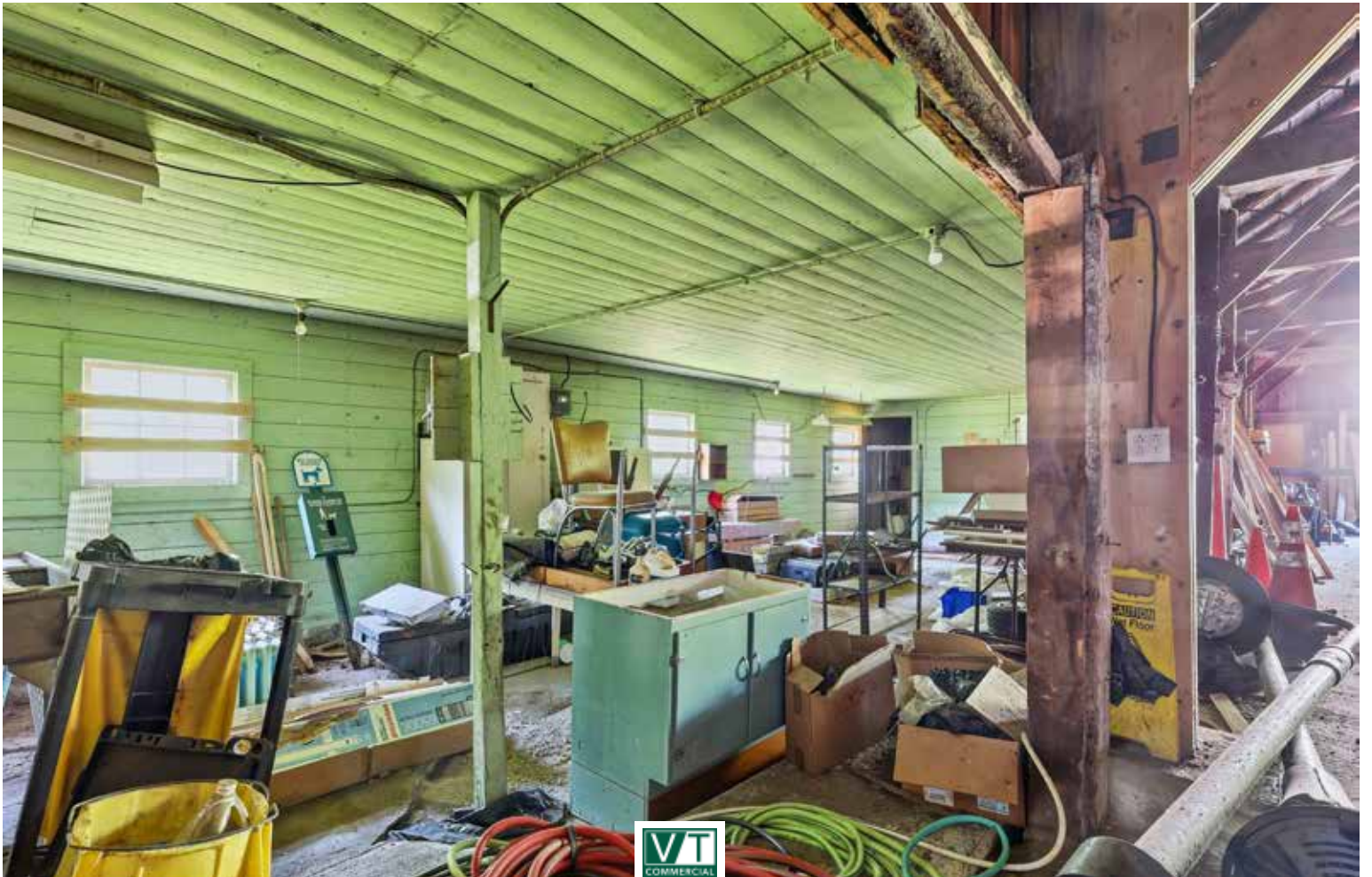
BURLINGTON, VT 05401

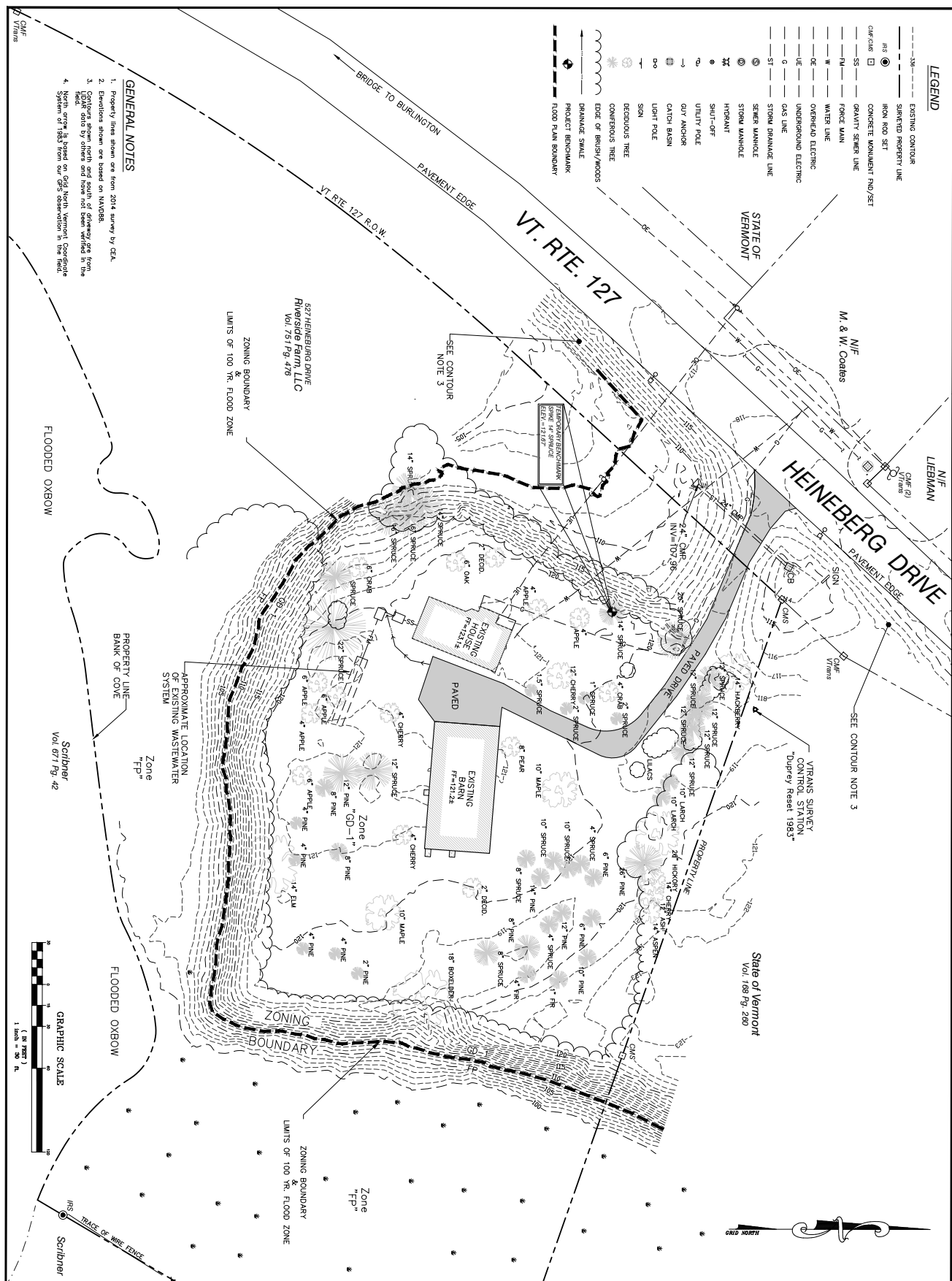
www.vtcommercial.com











SITE ENGINEER CEN ENGINEERING ASSOCIATES, INC. 10 MARSHFIELD RD. SUITE 100 BURLINGTON, VT 05403 PHONE: 802.255.1234 FAX: 802.255.1237 EMAIL: info@cen-engineers.com	OWNER RIVERSIDE FARMS, LLC 827 HEINEBERG DR. COLCHESTER VERMONT 05446	DATE JUN 20, 2014 PROJECT 13220	SCALE 1" = 30' PROJECT 13220	SCALE 1" = 30' PROJECT 13220	SCALE 1" = 30' PROJECT 13220	SCALE 1" = 30' PROJECT 13220	SCALE 1" = 30' PROJECT 13220	SCALE 1" = 30' PROJECT 13220
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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