

FOR SALE

ESSEX AUTOSHOP BUILDING FOR SALE

38 Jericho Rd., Essex, VT



A great Essex opportunity to owner occupy a 4 bay auto shop with office, or redevelop the property with what appears to be ample room for a housing, commercial, or multi-use building. Please contact us today with any questions or to schedule a tour. This site does include active environmental testing and management based on past use as a gas station.

SIZE:

2,500 +/- SF on 1 +/- Acre

USE:

Retail / Flex

PRICE:

\$690,000

AVAILABLE:

Immediately

PARKING:

On-site

LOCATION:

38 Jericho Rd., Essex, 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:

JOHN BEAL

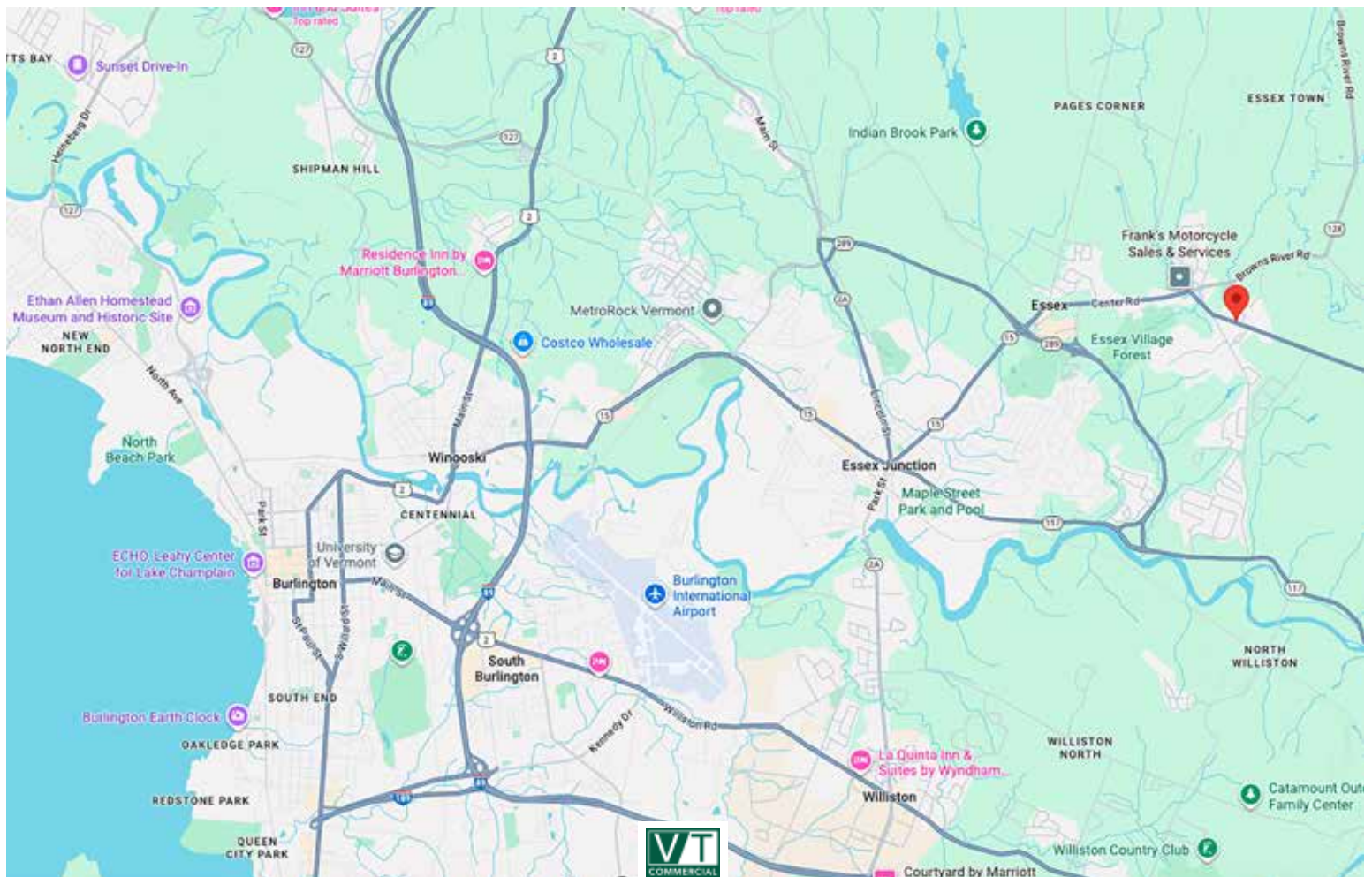
802-598-1168

jb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com



COMMERCIAL PROPERTY RECORD CARD

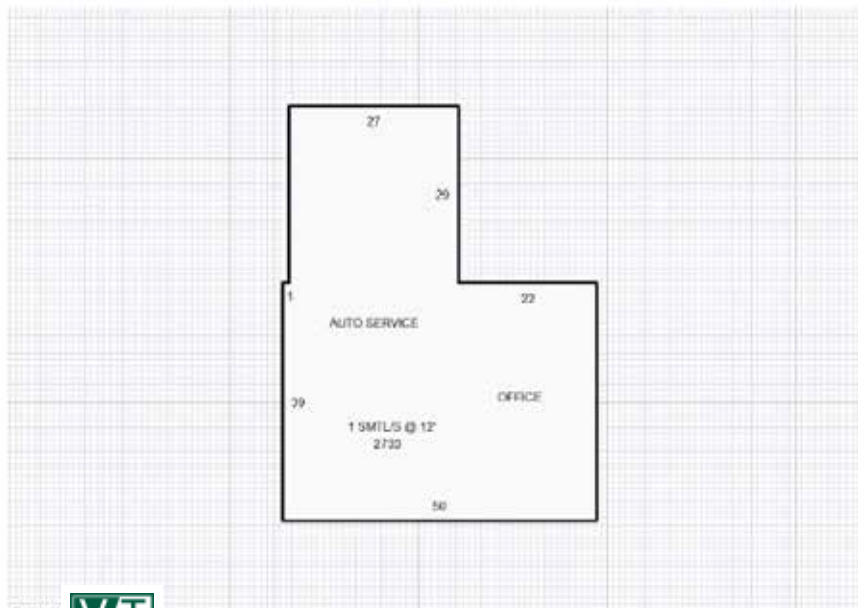
PARCEL INFORMATION				INCOME INFORMATION		VALUATION INFORMATION	
Parcel ID #: 2050076000	SPAN: 207-067-11137	Book: 0.0000		Vac/Cr Loss: 0.0000	CAMA Land	152000	
Owner #1: CHAMPLAIN OIL COMPANY INC	Status: A	Page: 0.0000		Total Expense: 0.0000	Misc. Adj.:	0	
Owner #2:	Inspect Date: 12/11/06	Sale Date: / /		Total Income: 0.0000	CAMA RCNLD	139600	
Address: P O BOX 2126	Inspect By: BB	Sale Price: \$0		Cap Rate: 0.0000	CAMA Total:	336800	
City / State / Zip: SO BURLINGTON VT 05407-2126	Reinspect: 1	Validity: NoData		Tax Load: 0.0000			
Prop. Zip Code: 05452	Neighborhood: 5				Homestead:	0	
Description: SERVICE STATION	Land Size: 1.58						
Location: 38 JERICO RD	Last Update: 02/27/09						
Tax Map #: 2050076000							
Gross Flr Area 2,733.00							

SECTION	SECTION ID	TOT FLR AREA	STOR PER SEC	SECPERIMETER	SEC SHAPE	INC MO/GROS	INCOME RMS
1	1	2733	1.00	236.00	NoData	0	0

COMMERCIAL PROPERTY RECORD CARD

PARCEL 2050076000		SECTION 1	
SECTION/	Total Floor Area:	2733	Bldg. Adjustment: 0.00
OCCUPANCY	Stories per Section:	1.00	Fireproof: F
	Stories per Building:	1.00	Basement Levels: 0.00
	Section Perimeter:	236.00	Basement Perimeter: 0.00
	Section Shape:	NoData	Basement Shape: 0
	Base Date:	04/01/07	Year Built: 1990
			Effective Age: 0
			Overall Depreciation: 0.00
			Physical Depreciation: 16.00
			Functional Depreciation: 0.00
			Economic Depreciation: 0.00

NOTES





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