

**4-Unit Mixed Use Building in Colchester
For Sale**



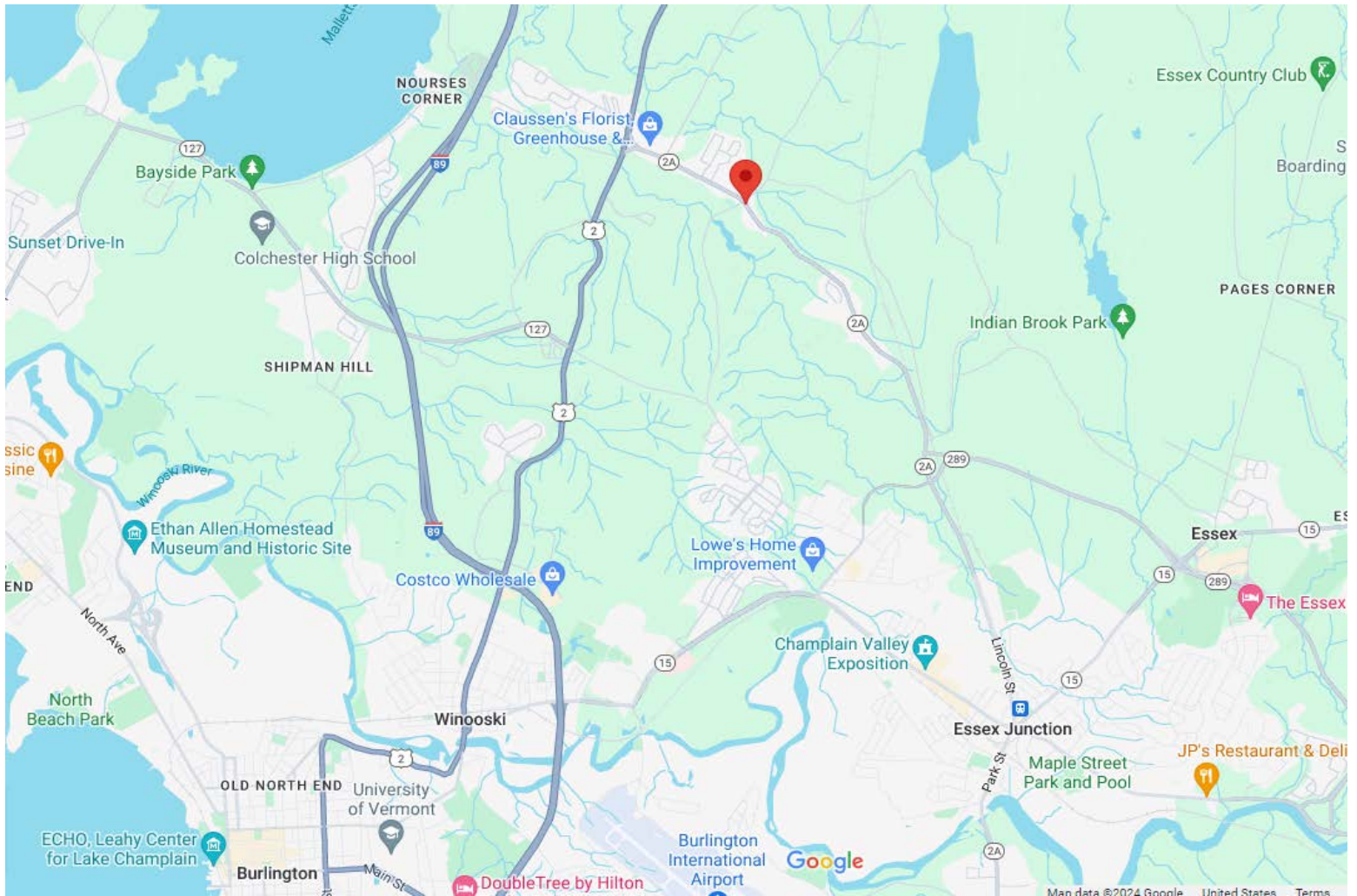
Mixed use building consisting of 3 apartments, 1 Office space, and a barn!

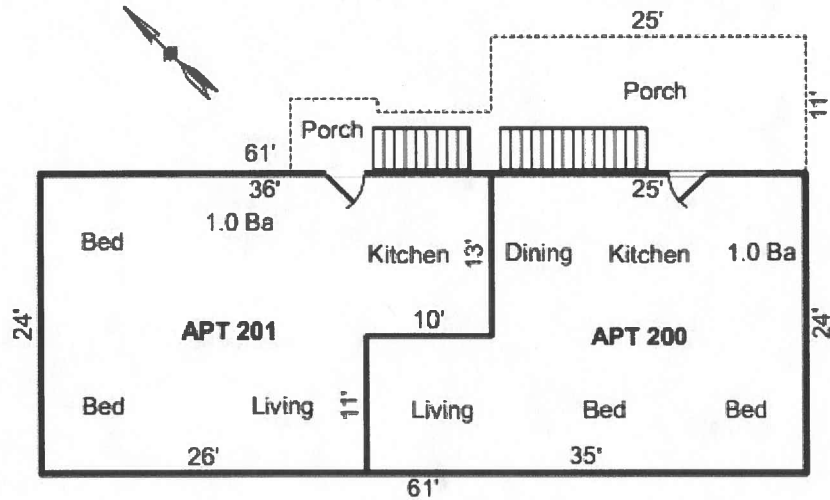
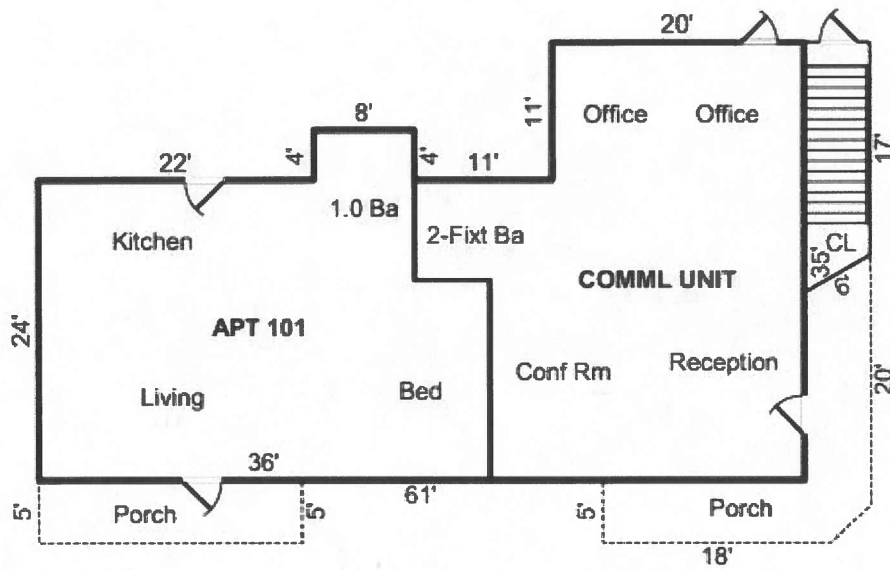
This 4,644 SF +/- stand alone, two-level apartment building is in excellent condition, with lots of windows and a clean, professional aesthetic. Built in 1923, this property has been fully renovated with new plumbing, updated windows, a new rubber membrane roof, and new wiring. The office space has lots of exposure, high ceilings, ample natural light, wood floors, and a functional nice layout along with plenty more space downstairs. The barn has two levels, and a new metal roof that could provide many uses for businesses. For an owner user, you will enjoy the excellent road front, easy parking, and a convenient location. For an investor, month to month tenants allow you to increase rents, and the barn offers endless potential. This is an investment opportunity that you won't want to miss out on. Offered at \$775,000.

Features:

- Total Square footage: 4,644 SF
- Above Grade square footage: 3,180 SF
- Great Signage
- Close proximity to local schools, library,
- 3 Month to month tenants, 1 vacant commercial space.
- Older barn to improve on
- Corner lot on 4 way intersection!







Building Diagram



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