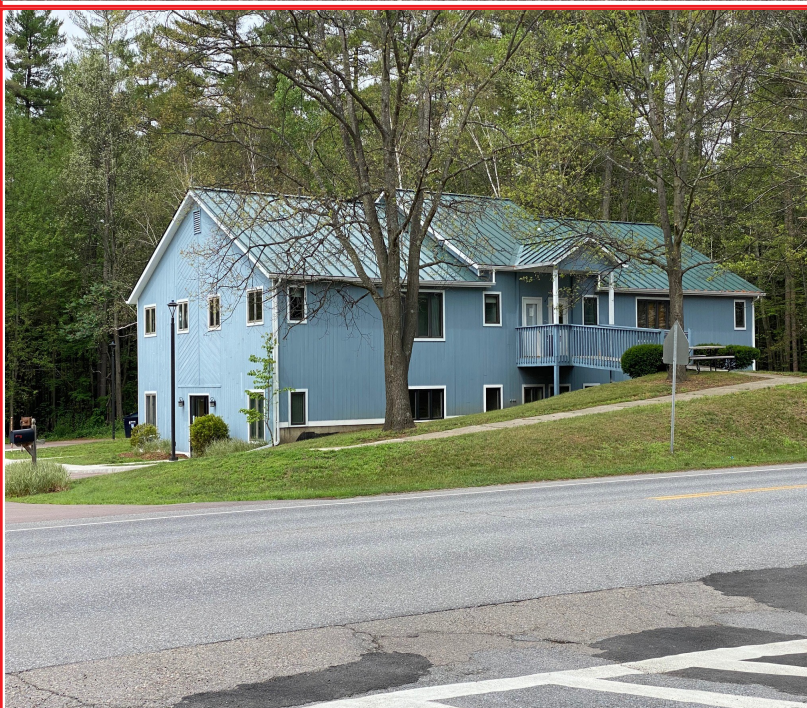


**6,888 +/- SF Free Standing Office Building in
Outstanding Colchester Location for Sale**



Office Building with 1st Floor Flexible Medical layout and Fully Leased 2nd Floor

This 6,888 SF +/- stand alone, two-level duplex office building offers charming wood siding, lots of windows and a clean, professional aesthetic. Built in 2008 and sitting on 1.29 acres, you will enjoy the excellent road front, an outstanding 2nd floor tenant, parking to spare, and a convenient location close to Colchester schools, Town Offices, and all that Mallet's Bay has to offer. This is an investment opportunity that you won't want to miss out on. Offered at \$1,350,000.

Features:

- Total Sq. Ft.: 6,888 SF
- 2nd Floor 3,444 SF currently leased to a School District
 - 30 + Parking Spaces
- 1st Floor 3,444 SF, is fit-up for a Doctor's Office or other Business
 - Zoning – General Development One (GD1)
 - Great Signage
- Close proximity to Colchester Schools, Town Offices, Police and Mallets Bay
 - Metal Roof
 - Forced Hot Air Heating System
 - 20/21 Taxes: \$18,000
 - Easy access to I-89 and Route 7



NEDDE

real  estate

308 Blakely Rd
Colchester, VT
For Sale

