

Two Apartment Buildings for Sale



NEDDE

real  estate

46-72 Heineburg Drive

Colchester, Vermont

Offering Price \$1,200,000

Overview

This is a rare opportunity to own two apartment buildings well-located in the center of Colchester. 1.5 miles from Mallets Bay and 1/2 a mile northerly from Burlington's city line. Building #1 is a two story triplex townhouse style building, totaling 2,754SF. Building #2 is a two story 4-unit apartment building, total 3,504SF. Potentially great for employees housing.

Highlights

- Seven 2-bedroom apartments
- 14 bedrooms total
- Month/Month leases
- On-site parking
- Separately metered utilities
- New roof in 2018

Contact for Financial and Additional Information

Size	6,258SF
Acres	1.25
Constructed	1960
Roof	Asphalt shingle
Foundation	Concrete
Water/Sewer	Municipal/Septic system
Zoning	GD1
WW Permit	WW-4-0904
Span Number	153-048-20684
Parcel Number	41-001002-0000000
Construction	Wood Frame
Heat	Boiler
Real Estate Taxes	\$19,795.44



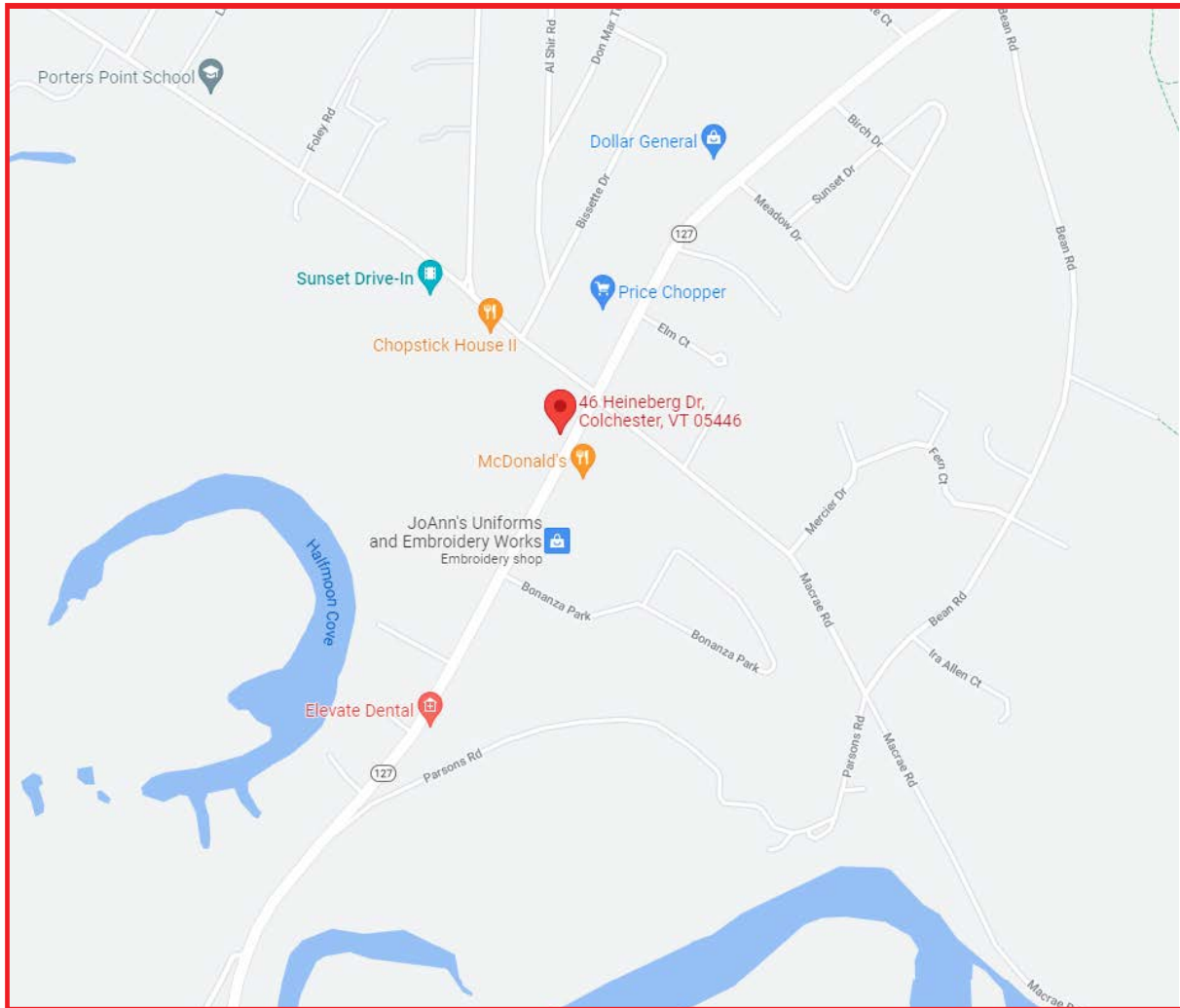
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For Sale





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

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

Nedde Real Estate

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Jaeger Nedde

Signature of Agent of the Brokerage Firm

Date