

4-Unit Mixed Use Building in Colchester For Sale



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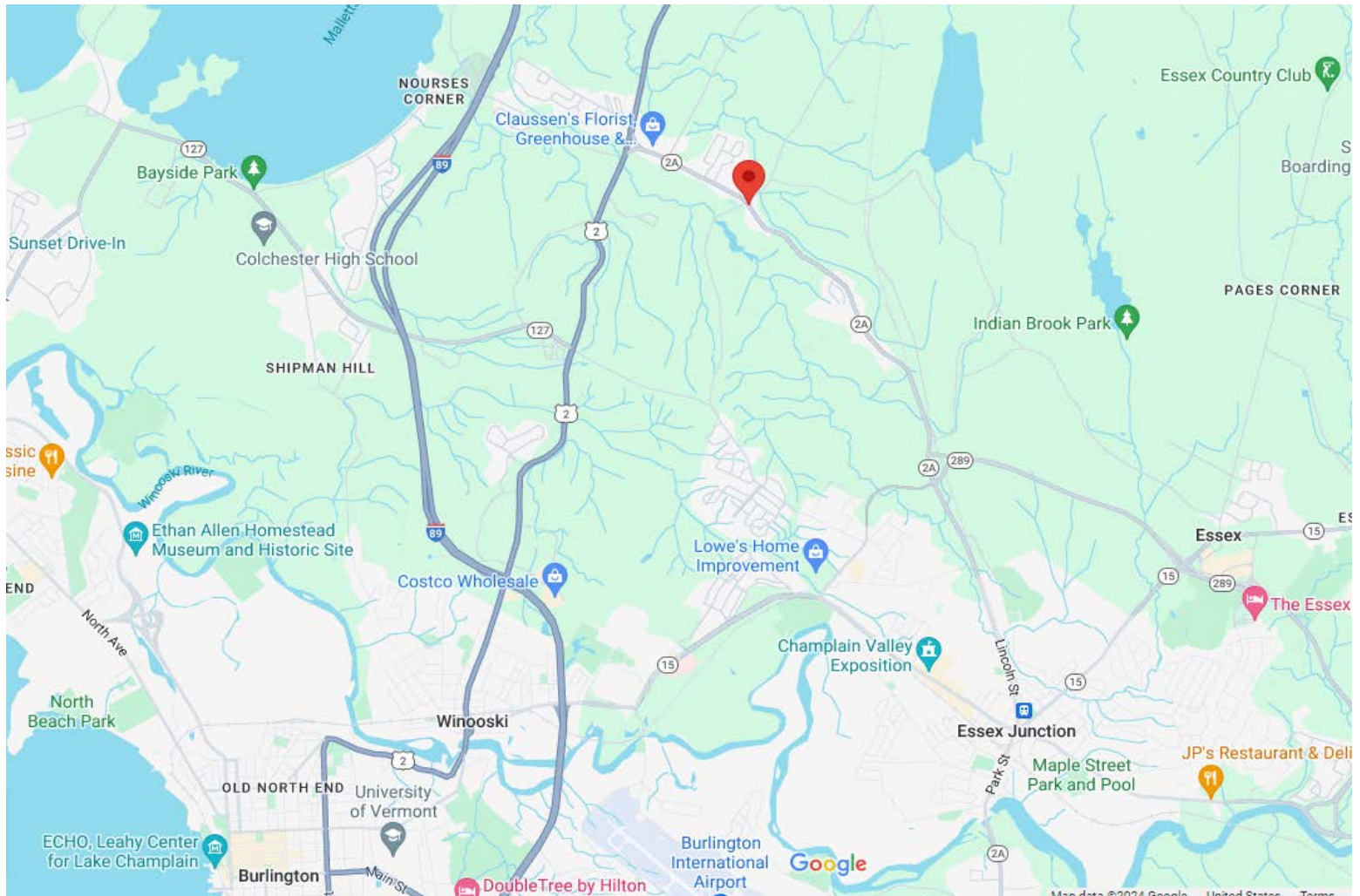
Mixed use building consisting of 3 apartments, 1 Office space, and a barn!

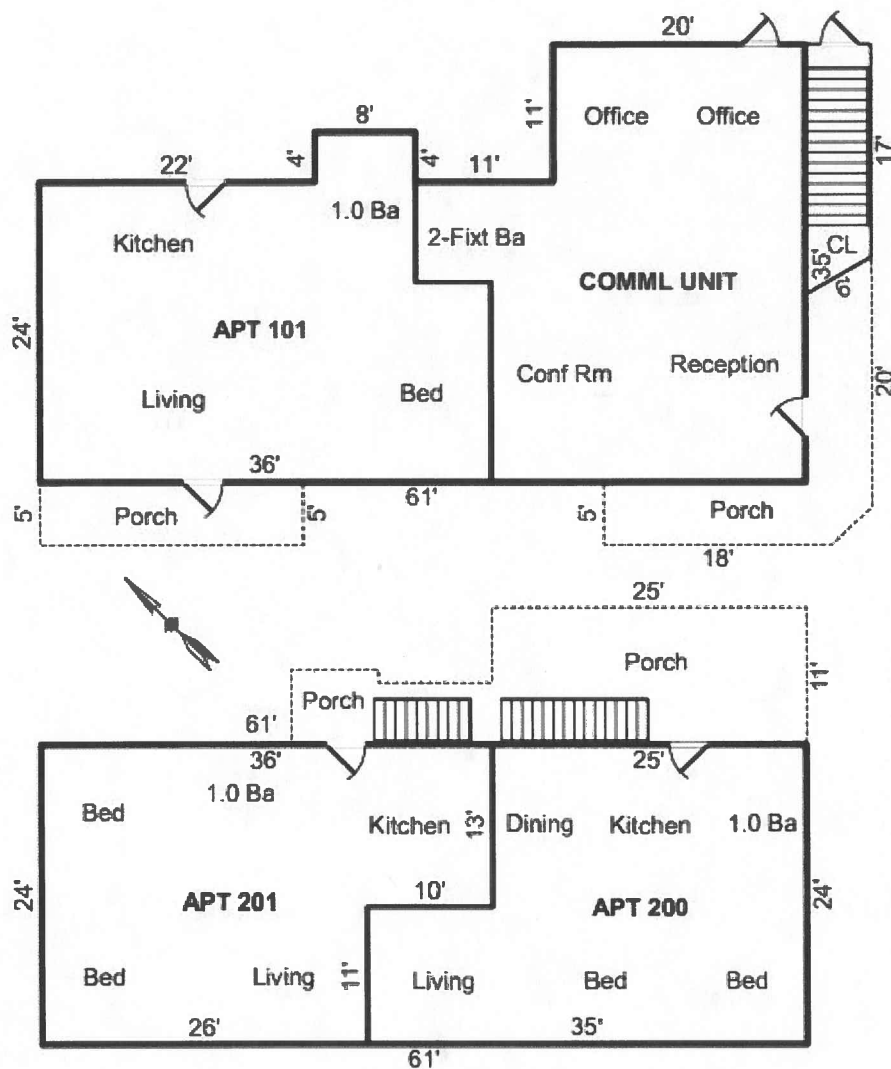
This 4,644 SF +/- stand alone, two-level apartment building is in excellent condition, with lots of windows and a clean, professional aesthetic. Built in 1923, this property has been fully renovated with new plumbing, updated windows, a new rubber membrane roof, and new wiring. The building is certified lead paint free. 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 brand new 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

Features: won't want to miss out on. **Offered at \$775,000**

- 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