

FOR SALE

**Historic 30,880 SF
Office Building**

For Sale: \$5,825,000



110 West Canal Street
WINOOSKI, VERMONT



FERNANDO CRESTA

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C: 802.343.1305
E: FCRESTA@NEDDERE.COM

JAEGER NEDDE

O: 802.735.0753
C: 802.777.0732
E: JNEDDE@NEDDERE.COM



PROPERTY DESCRIPTION

Commercial Investment Opportunity – 110 West Canal Street, Winooski, 30,880 SF of Versatile Flex/Office Space

Originally constructed as a mill, this historic property offers timeless architectural character paired with flexible interior layouts ideal for modern office use. The short width of the building offers lots of natural light which compliments the high ceilings, giving visitors an impressive welcome.

Positioned just minutes from I-89, this property provides excellent access to downtown Winooski, I-89, and the Burlington metro area.



110 West Canal Street, WINOOSKI, VERMONT

SALE PRICE

\$5,825,000

PROPERTY TYPE

Commercial

COMMERICAL

- Fuse, LLC – 10,218 SF
- London, LLC – 2,250 SF
- Aerie Consulting – 2,760
- CCRPC – 6,353
- DWA – 3,161
- Vacant – 6,139

EXISTING UNIT MIX

6 Units – 1 currently vacant

PARCEL ID NUMBER

07-069-074-002

FIRE PROTECTION

Fully sprinklered

BUILDING INFORMATION

BUILDING SIZE:	30,880 SF
BUILT:	1900's
STORIES:	3 Level
PARKING AREA:	Ample on-site
CONSTRUCTION:	Brick, wood, steel
WATER/SEWER:	Municipal
FIRE PROTECTION:	Fully sprinklered
ELECTRIC:	3 Phase 120/208
GAS:	Natural Gas
ZONING:	Central Business Zoning District (C-1)

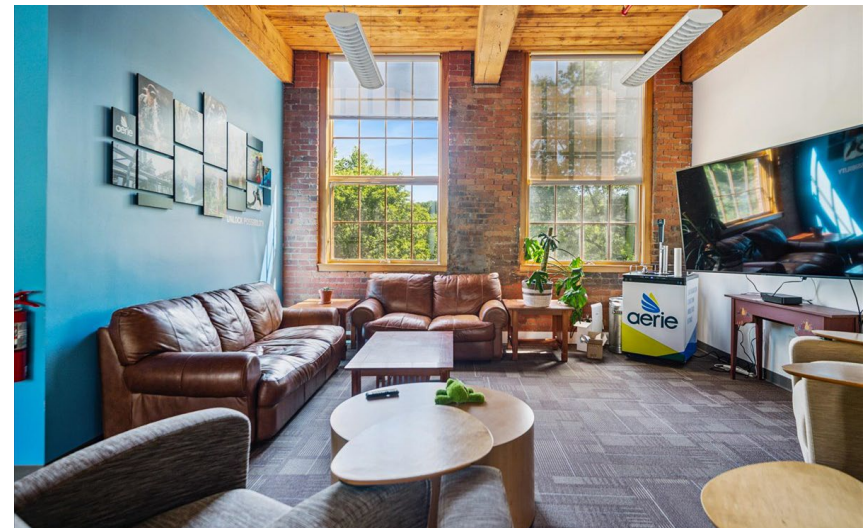
INVESTMENT HIGHLIGHTS

- Stunning architecture featuring hand hewn beams, high ceilings, large windows
- Situated along the Winooski River
- Ample parking
- River views
- ADA complaint
- Cash flowing property



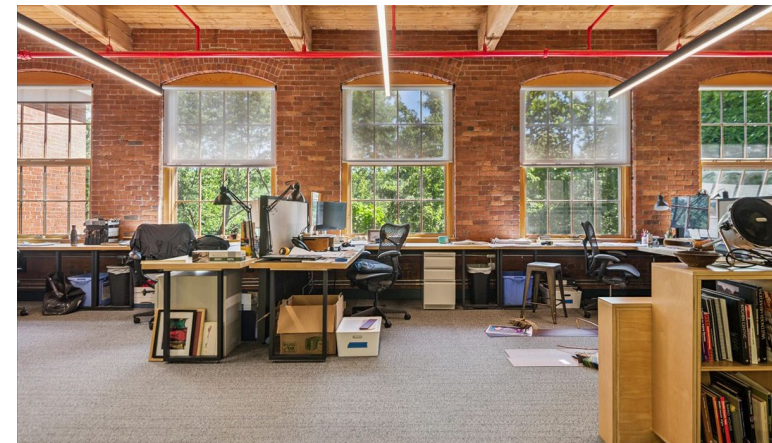
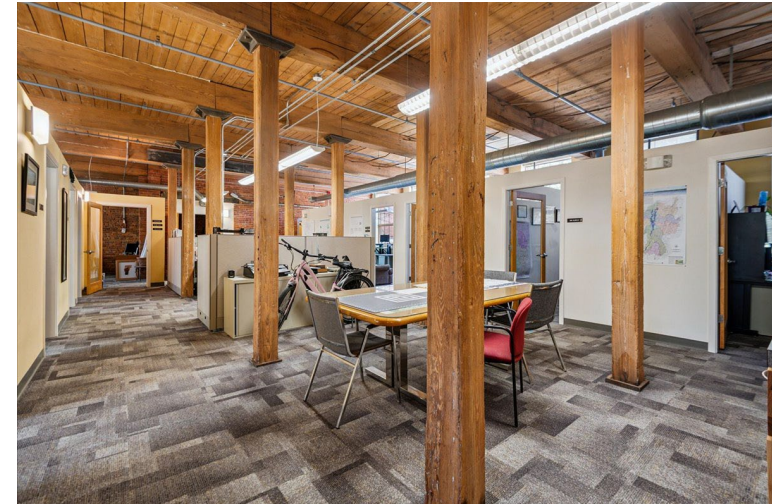
110 West Canal Street, WINOOSKI, VERMONT

PHOTOS



110 West Canal Street, WINOOSKI, VERMONT

PHOTOS



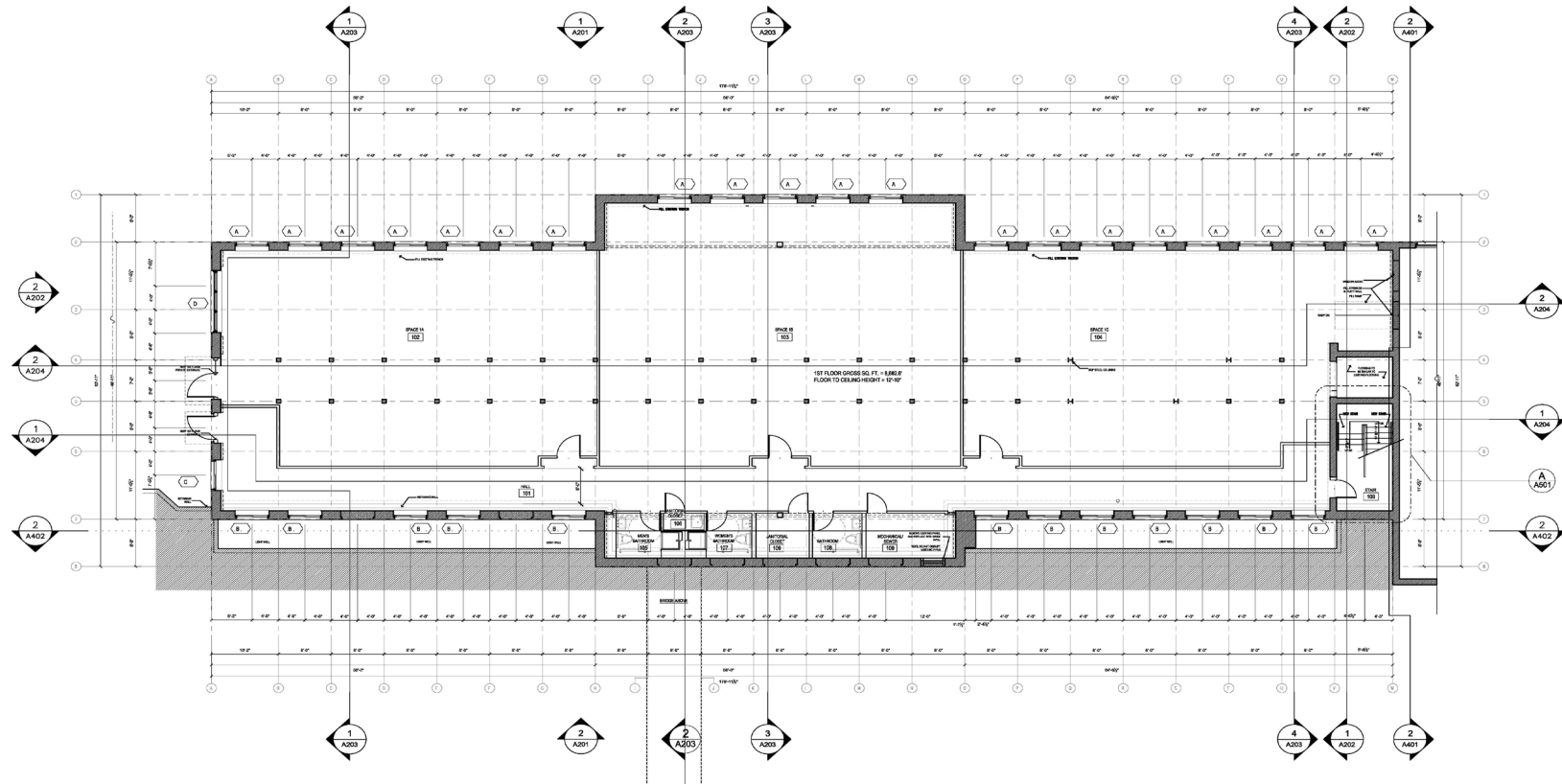
110 West Canal Street, WINOOSKI, VERMONT

PHOTOS



110 West Canal Street, WINOOSKI, VERMONT

FLOOR PLAN



110 West Canal Street, WINOOSKI, VERMONT

PROGRESS REVIEW SET
Thursday, February 06, 2020 2:52:36 AM
PLEASE INDICATE "RED LINE" CHANGES AND REQUIRED
REVISIONS

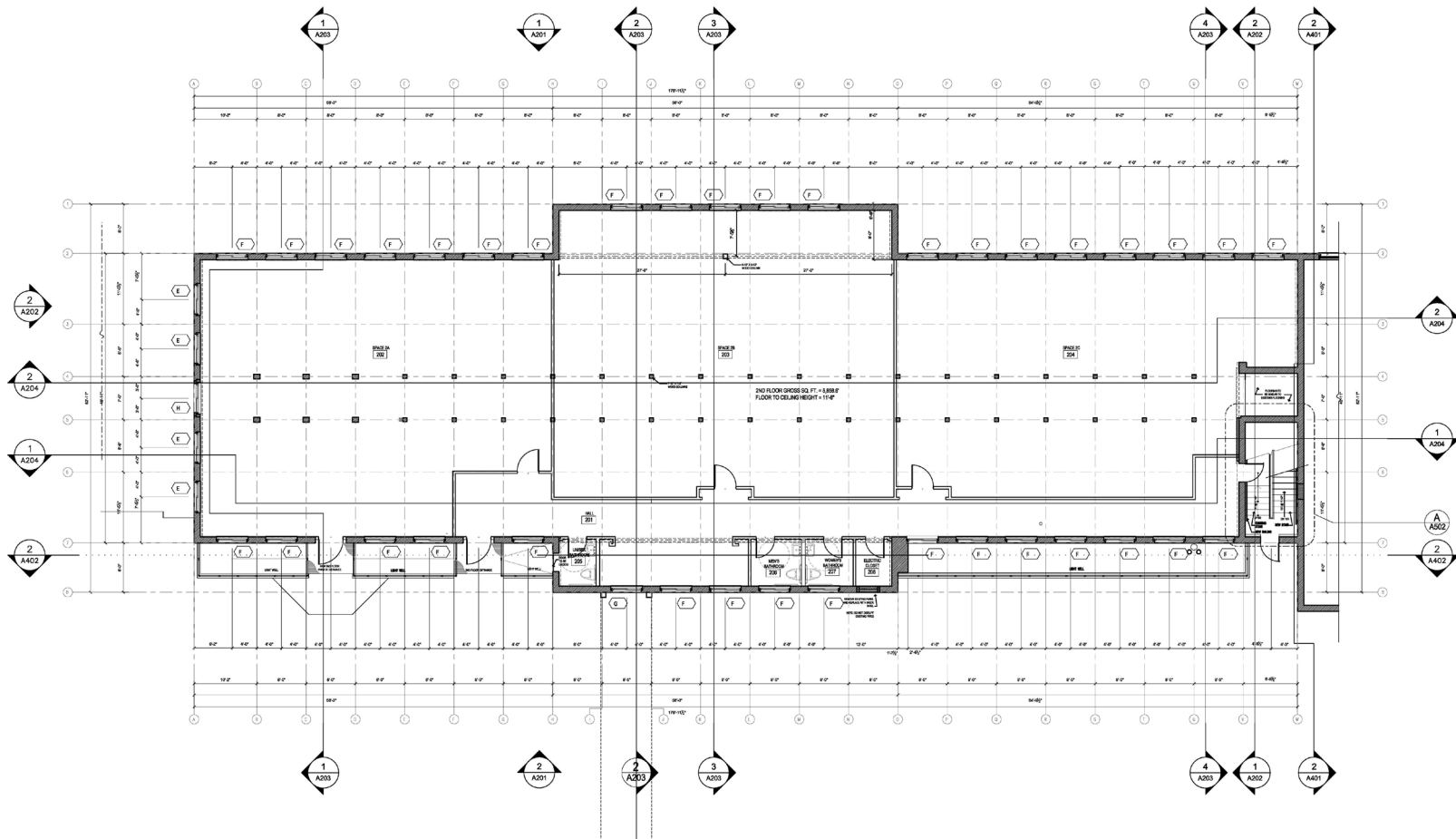
REVISIONS	DATE	BY	PROJECT
1	02/06/20	JWC	110 WEST CANAL
2	02/06/20	JWC	110 WEST CANAL

110 WEST CANAL
WINOOSKI, VERMONT

Wolf Savrand Architects
architecture • interior design
P.O. Box 252, Chittenden, VT 05405 802.432.4677

CONSULTANTS

FLOOR PLAN



110 West Canal Street, WINOOSKI, VERMONT

ISS REVIEW SET
USE "REVIEW" CHANGES AS REQUIRED
February 08, 2017 9:55:02 AM

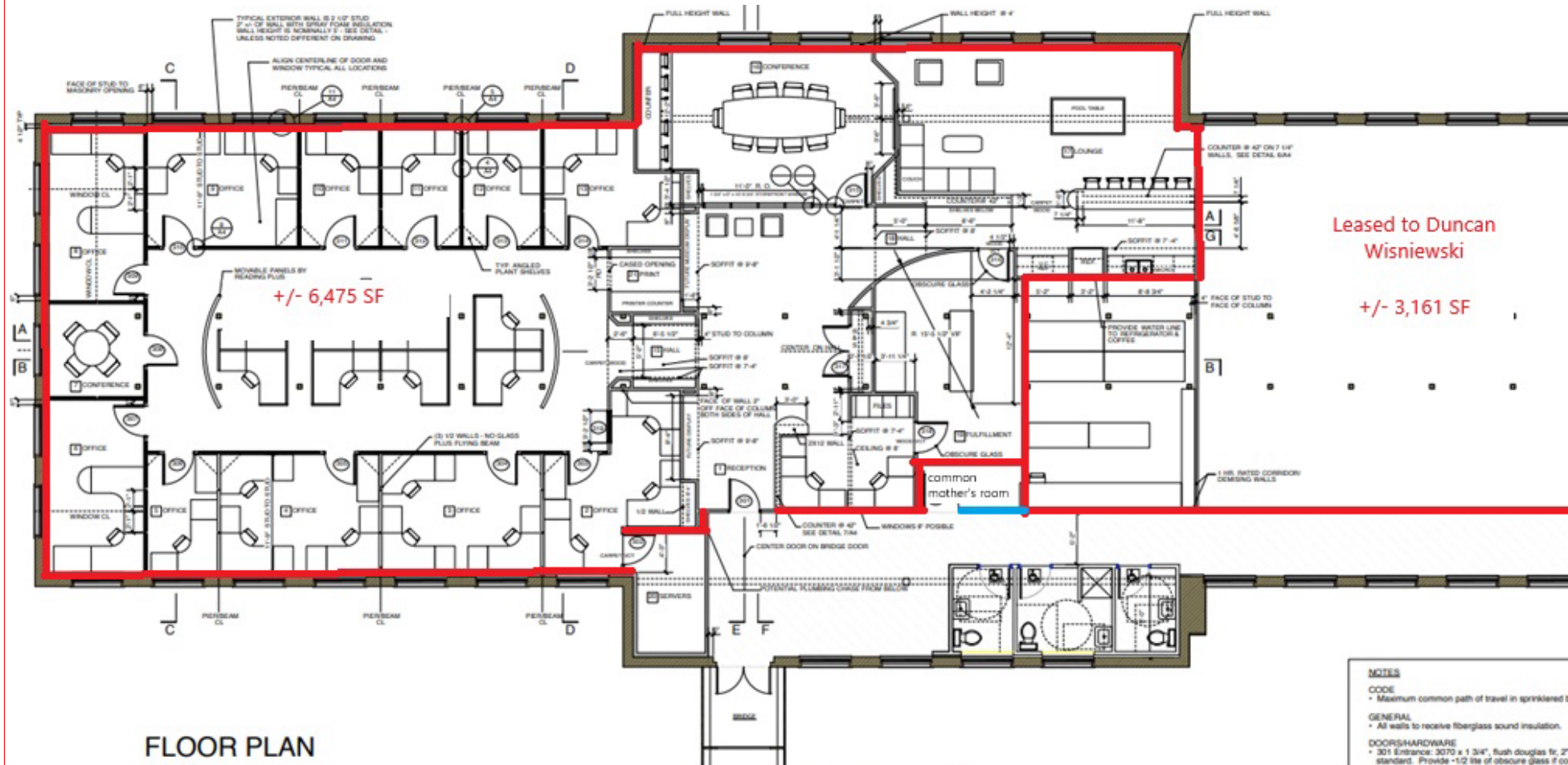
110 FLOOR PLAN
DATE: 10/10/17
PROJECT: JWC
3.07

110 WEST CANAL
VERMONT
WINOOSKI

Woolf Slavrand Architects
architecture • interior design
P.O. Box 202, Charlotte, VT 05445 802.432.4873

CONSULTANT

FLOOR PLAN



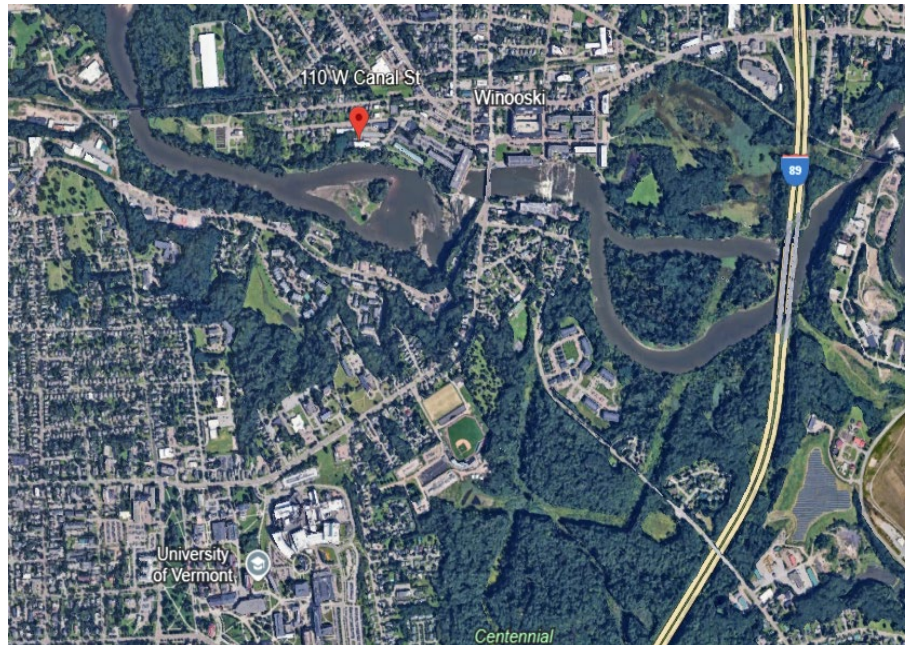
Leased to Duncan
Wisniewski

+/- 3,161 SF

FLOOR PLAN

110 West Canal Street, WINOOSKI, VERMONT

AERIAL



110 West Canal Street, WINOOSKI, VERMONT

FINANCIAL SUMMARY

REVENUE

Commercial Leases	\$460,000
Reimbursable Expenses (CAM/Trash)	\$221,106

Total Revenue	\$681,106
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*Assuming no Vacancy

** 2026 Proforma

NON-CAM EXPENSES

Utilities	\$4,833
Administrative	\$2,584
Professional Services	\$2,785
Other	\$285
Reserves	\$5,000

CAM EXPENSES

Tenant NNN Reimbursement	\$221,106
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Total Expenses	\$236,593
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NET OPERATING INCOME: \$444,513

Additional lists of capital improvements and financials available upon request.



110 West Canal Street, WINOOSKI, VERMONT

NEDDE REAL ESTATE

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802.651.6888 | NEDDEREALSTATE.COM

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JAEGER NEDDE | JNEDDE@NEDDERE.COM | 802-777-0732



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