

FOR SALE

**Historic 30,880 SF
Office Building**

For Sale: \$5,825,000



**110 West Canal Street
WINOOSKI, VERMONT**



FERNANDO CRESTA

O: 802.222.0607

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:	IZDW

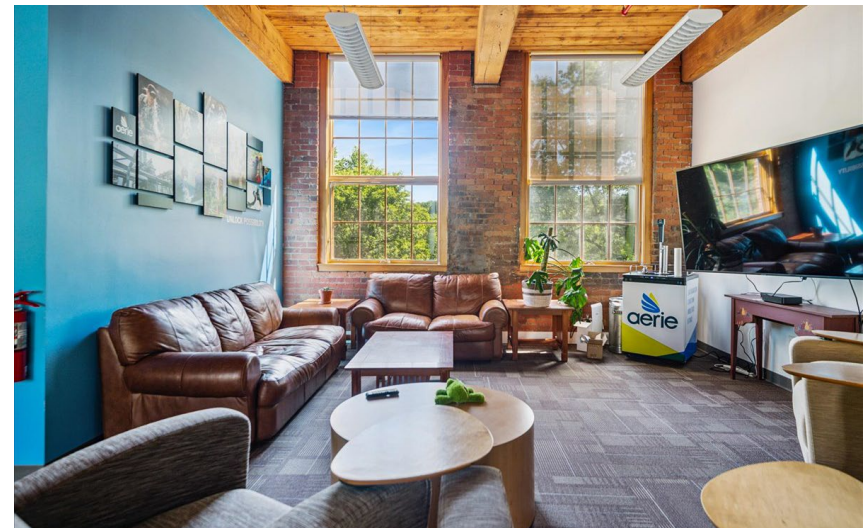
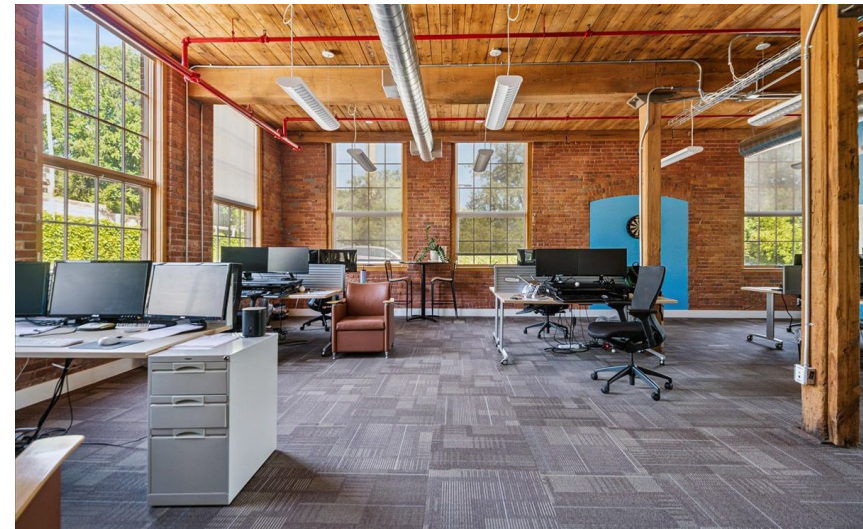


110 West Canal Street, WINOOSKI, VERMONT

INVESTMENT HIGHLIGHTS

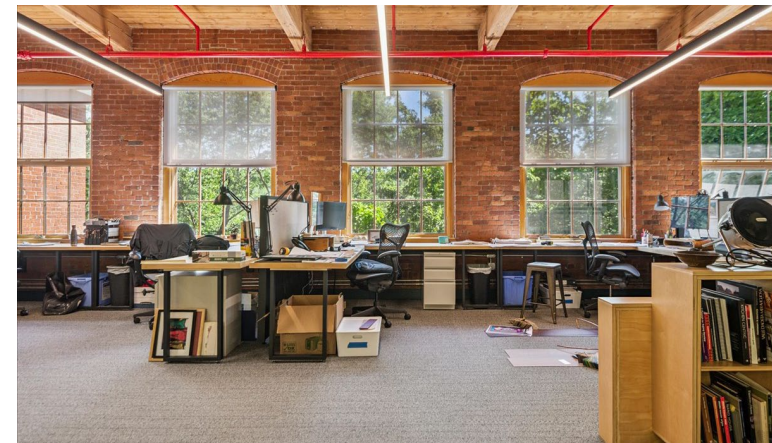
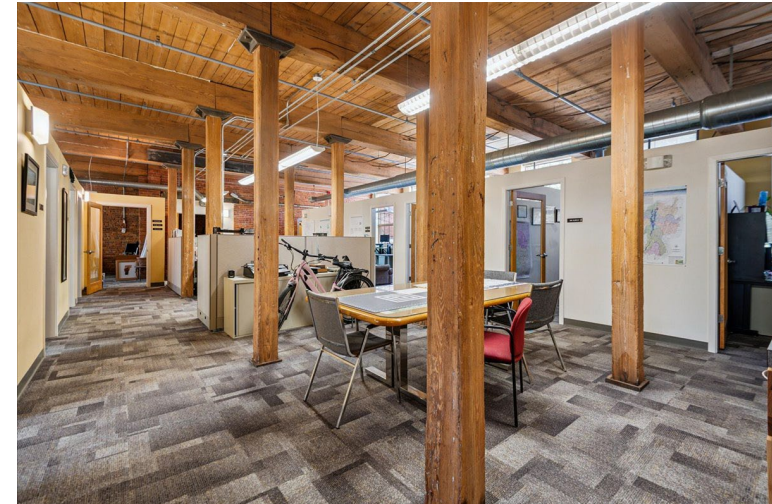
- Stunning architecture featuring hand hewn beams, high ceilings, large windows
- Situated along the Winooski River
- Ample parking
- River views
- ADA complaint
- Cash flowing property

PHOTOS



110 West Canal Street, WINOOSKI, VERMONT

PHOTOS



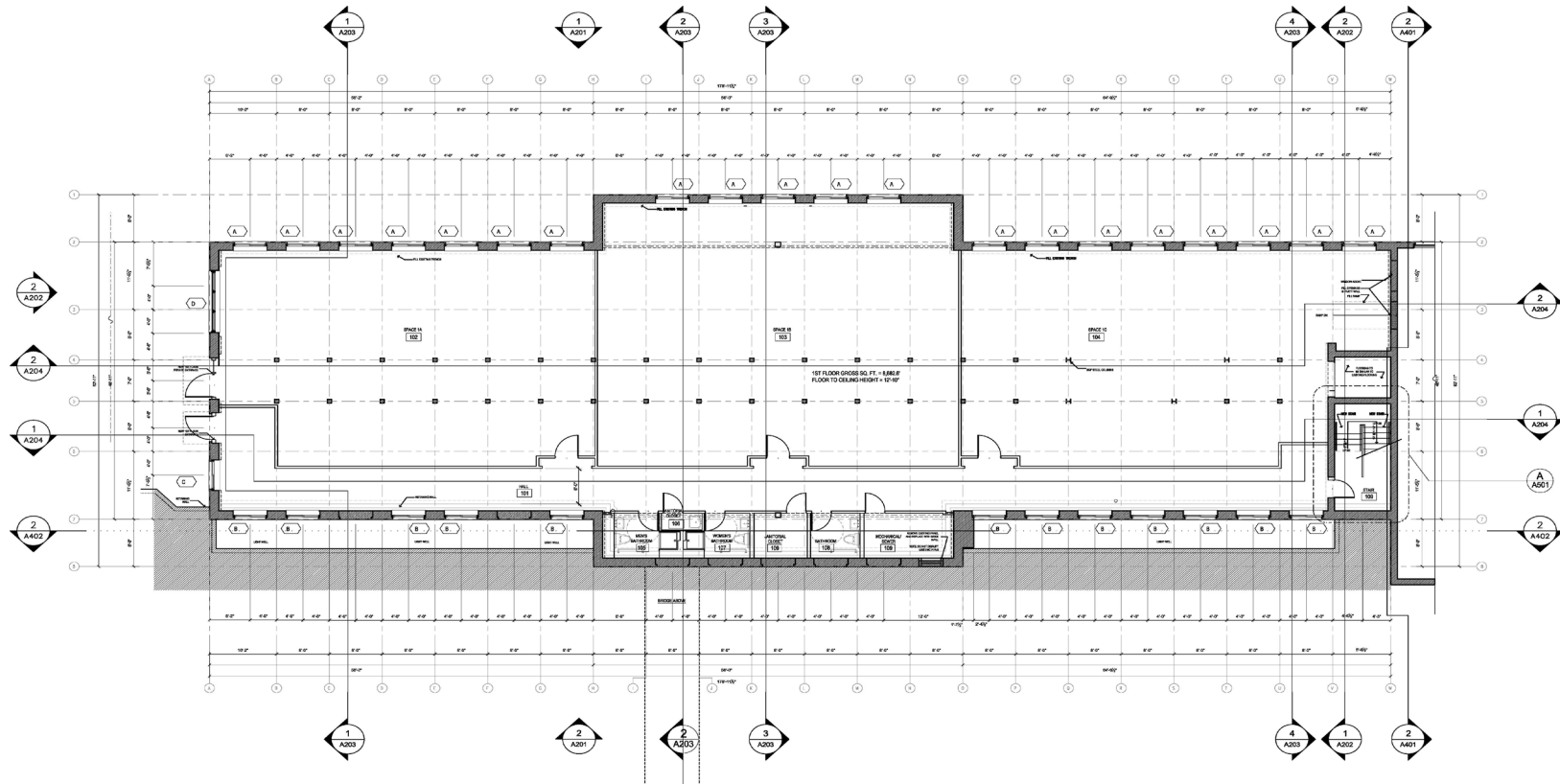
110 West Canal Street, WINOOSKI, VERMONT

PHOTOS



110 West Canal Street, WINOOSKI, VERMONT

FLOOR PLAN



110 West Canal Street, WINOOSKI, VERMONT

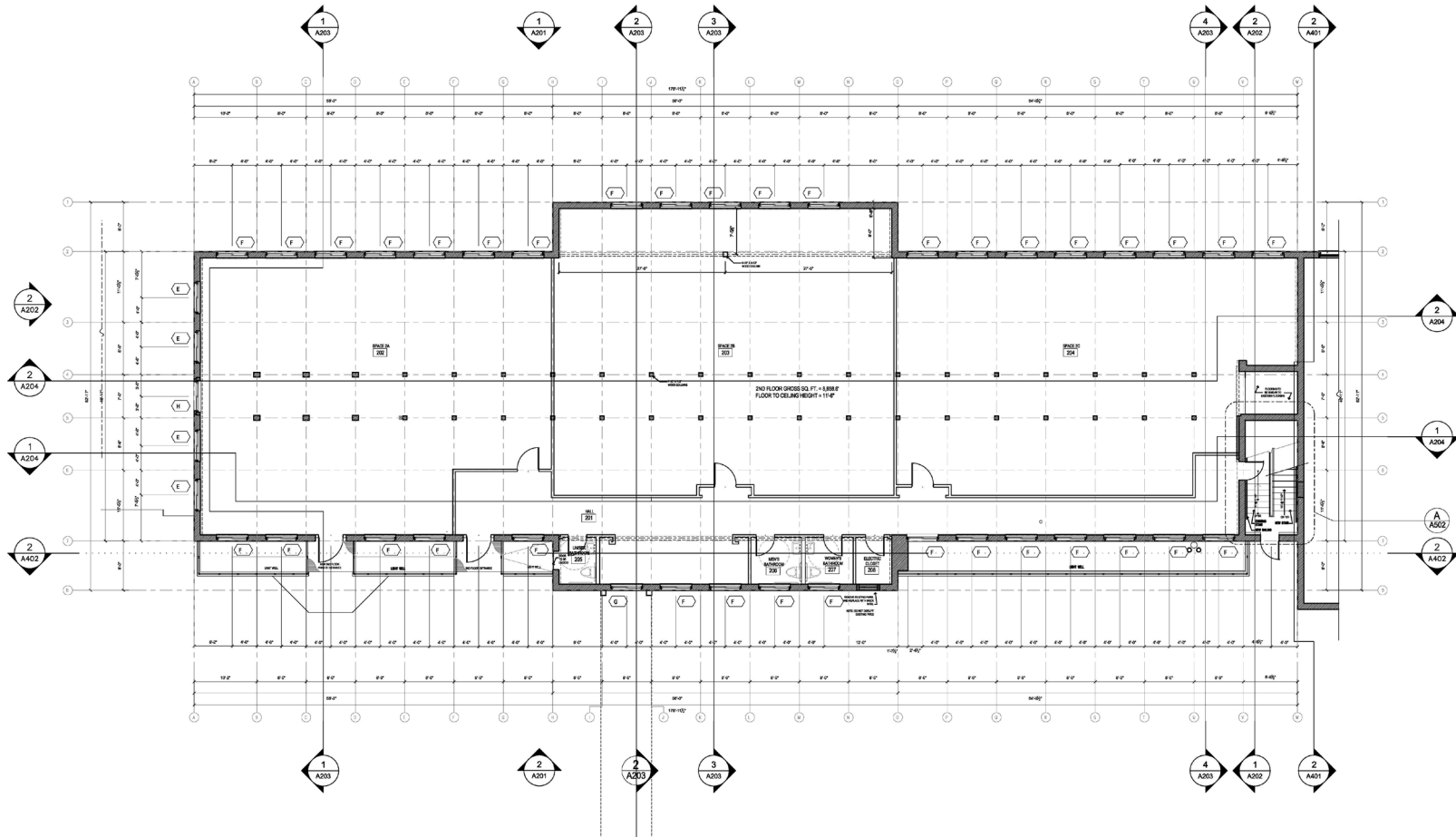
PROGRESS REVIEW SET
Thursday, February 06, 2020 2:53:26 AM
PLEASE INDICATE "RED LINE" CHANGES AND REQUIRED
REVISIONS

REVISIONS	DATE	BY	PROJECT
1	02/06/20	JWC	110 WEST CANAL
2	02/06/20	JWC	110 WEST CANAL
3	02/06/20	JWC	110 WEST CANAL
4	02/06/20	JWC	110 WEST CANAL
5	02/06/20	JWC	110 WEST CANAL
6	02/06/20	JWC	110 WEST CANAL
7	02/06/20	JWC	110 WEST CANAL
8	02/06/20	JWC	110 WEST CANAL
9	02/06/20	JWC	110 WEST CANAL
10	02/06/20	JWC	110 WEST CANAL
11	02/06/20	JWC	110 WEST CANAL
12	02/06/20	JWC	110 WEST CANAL
13	02/06/20	JWC	110 WEST CANAL
14	02/06/20	JWC	110 WEST CANAL
15	02/06/20	JWC	110 WEST CANAL
16	02/06/20	JWC	110 WEST CANAL
17	02/06/20	JWC	110 WEST CANAL
18	02/06/20	JWC	110 WEST CANAL
19	02/06/20	JWC	110 WEST CANAL
20	02/06/20	JWC	110 WEST CANAL

PROJECT TITLE
110 WEST CANAL
WINOOSKI, VERMONT

CONSULTANT
Wolf Savrand Architects
architecture • interior design
P.O. Box 252, Champaign, VT 05445 802.432.4677

FLOOR PLAN



110 West Canal Street, WINOOSKI, VERMONT

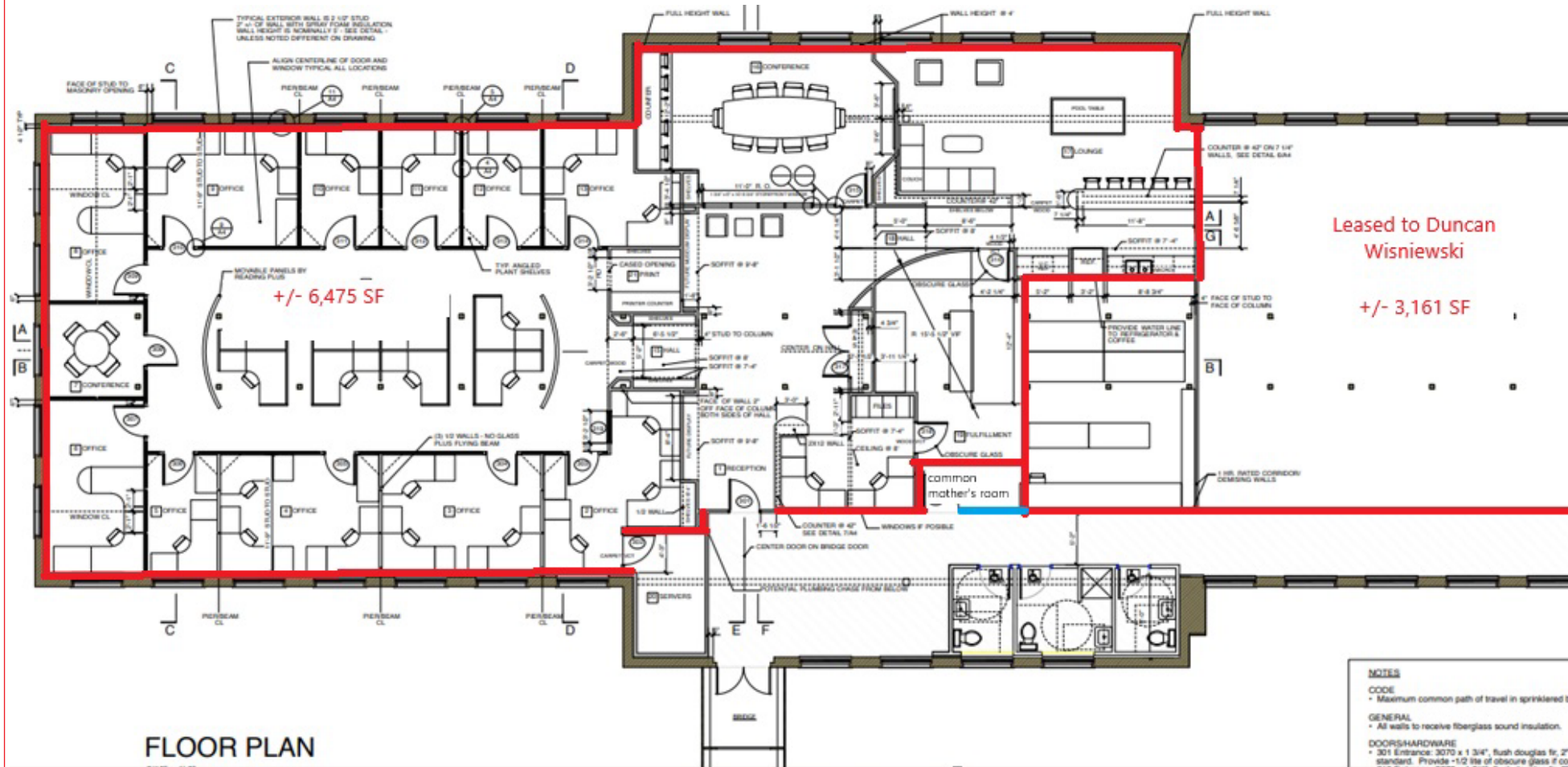
LESS REVIEW SET
USE "REVIEW" CHANGES AS REQUIRED
February 08, 2017 9:55:02 AM

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

110 WEST CANAL
WINOOSKI, VERMONT

Woolf Slavrand Architects
architecture • interior design
P.O. Box 232, Charlotte, VT 05445 802.432.4873

FLOOR PLAN



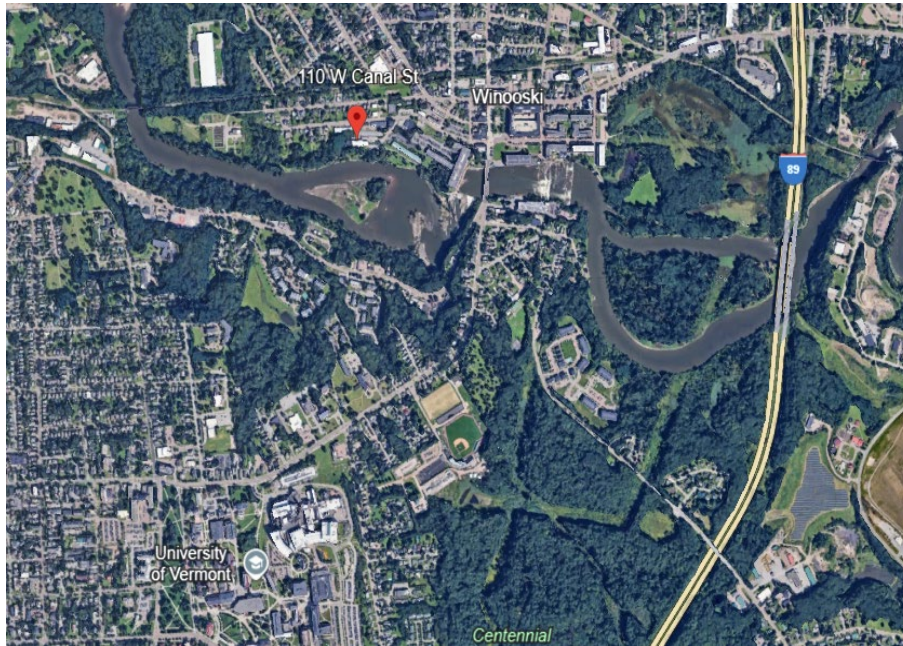
Leased to Duncan
Wisniewski

+/- 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

*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

747 PINE ST., SUITE 501, BURLINGTON, VT 05401
802.651.6888 | NEDDEREALSTATE.COM

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