



**DONAHUE  
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

# FOR SALE



**PRICE  
REDUCTION!**

## 46 TROY AVENUE

## COLCHESTER VT 05446

### OVERVIEW

46 Troy Avenue is a two story 6,788 square foot building formerly utilized for office, shop/manufacturing, and warehouse purposes, located in historic Fort Ethan Allen.

Originally constructed in 1938, it is Unit 3 of the Edwards Commercial Center Condominium Association.

The association is currently inactive.

Large windows allow abundant natural light to main shop room.

There is a panelized section of wall that could be removed, to allow movement between warehouses.

Great Owner/User property!

Size: 6,788 SF

Property: .35 Acres

Zoning: General Development District (GD-2), allowing for varying commercial uses. Possible uses to include office, wholesale, production, manufacturing, shop space and warehouse needs.

Parking: Ample On-site

**Price: \$590,000**



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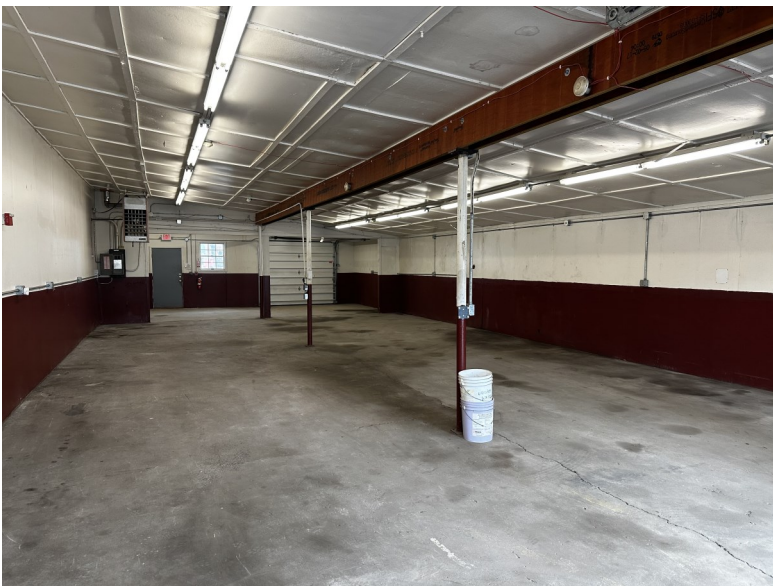




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**PICTURES**





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## 46 TROY AVENUE

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PROPERTY DESCRIPTION	
BUILDING SIZE	6,788 SF GROSS FINISHED AREA FIRST FLOOR: 4,388 SECOND FLOOR: 2,400
YEAR BUILT	1938
LIFE SAFETY	Fire alarm panel, security alarm panel - 2 zones
LAND AREA	.36 Acres,
PARCEL / SPAN #	20-003010 / 153-048-18388
PROPERTY TYPE	LIGHT INDUSTRIAL COMMERCIAL PROPERTY
ZONING	GD2
HEAT/HVAC	2 Reznor + 1 forced air gas heaters
ELECTRIC	400 AMP; 3 PHASE; 220 VOLT
WATER/SEWER	MUNICIPAL
FOUNDATION	CONCRETE
EXTERIOR WALLS	VINYL SIDING
ROOF	ASPHALT SHINGLE METAL
INTERIOR WALL	WALL BOARD/WOOD
INTERIOR FLOOR	MINIMUM/PLYWOOD
FRAME TYPE	WOOD
PARKING	Approximately 15

Initially constructed as part of the Fort Ethan Allen Army Base, the 3 buildings in this condominium association were used for sales and storage of sheet metals, and for welding and fabrication. 46 Troy Avenue was recently used as a machine fabrication shop and office space. Condominium documents available.

Annual Costs	
Water	\$198
Electric	\$715
Gas	\$1,317
Insurance	\$1,915
25-26 Taxes	\$7,183.44



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## PROPERTY DESCRIPTION

The building has two levels of finished commercial space. The first floor was outfitted as a machine shop, small office, warehouse, and rest room. The second floor has eight offices as well as a restroom.

There are approximately 15+ surface parking spaces. The building is serviced by a 400 amp 3 Phase electrical service, natural gas, municipal water, and sewer. The roof is pitched metal with shingles.

The property is zoned General Development District (GD-2), allowing for varying commercial uses. Possible uses to include manufacturing, production, warehouse, and shop space. The zoning is a flex category, blending the ability to satisfy office, wholesale, production, and warehouse needs.

The Troy and Hegeman Avenue neighborhood includes office, industrial, and warehouse uses including a US Army Reserve Center, the Vermont Agency of Transportation Garage, St. Michael's College properties, contractors, theatre organizations, and a multi-family residential complex.

The location is considered suburban commercial park with reasonable access to interstate highway and good accessibility for the employee base, shipping, receiving and convenience for customers.





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**SITE PLAN**

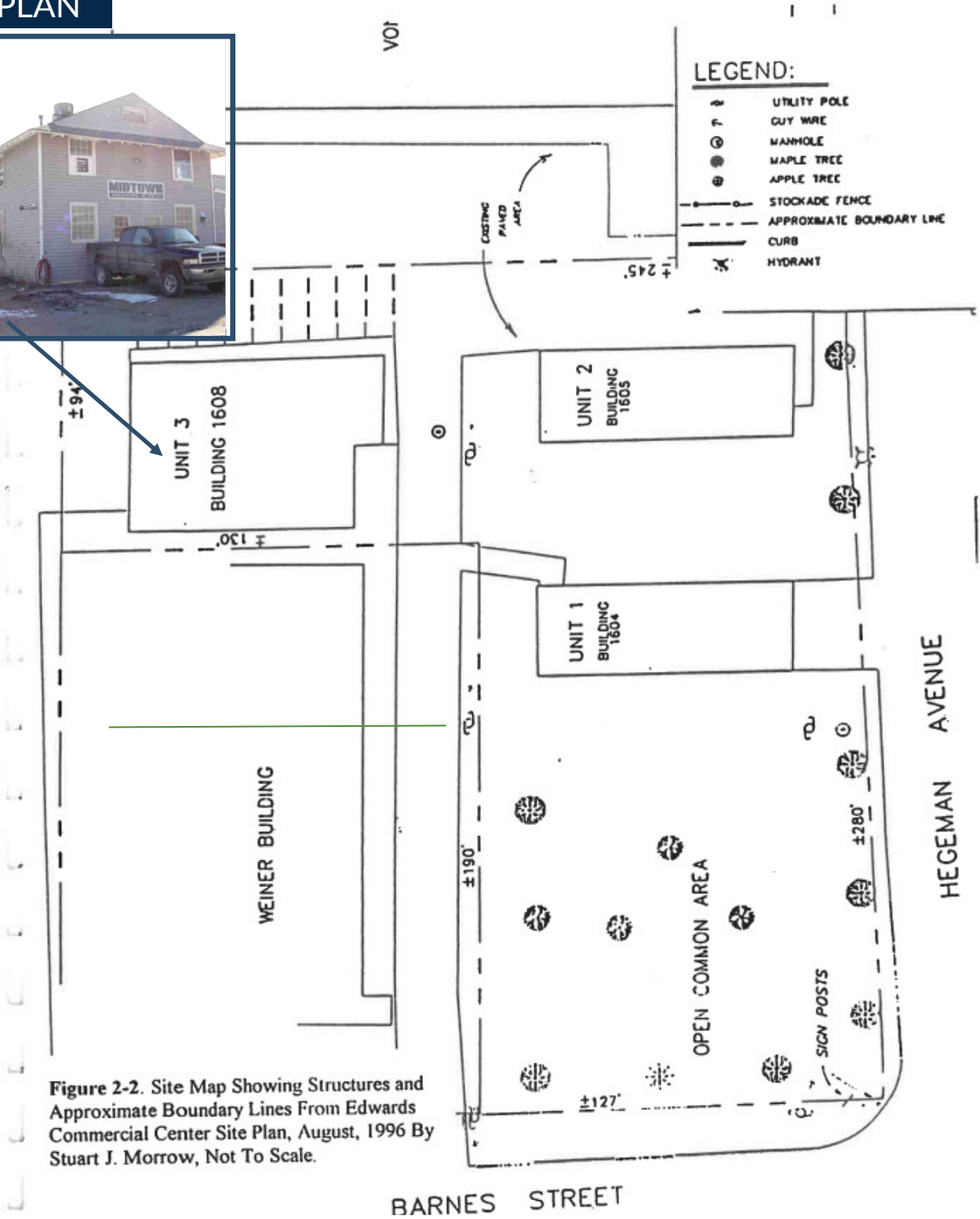


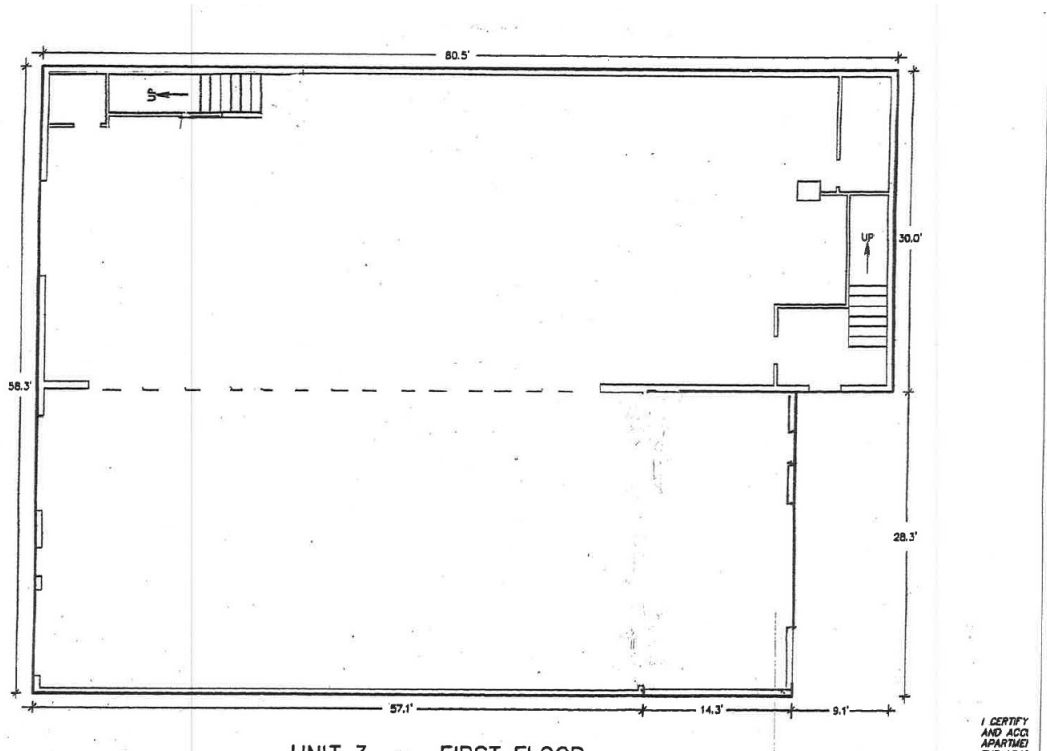
Figure 2-2. Site Map Showing Structures and Approximate Boundary Lines From Edwards Commercial Center Site Plan, August, 1996 By Stuart J. Morrow, Not To Scale.



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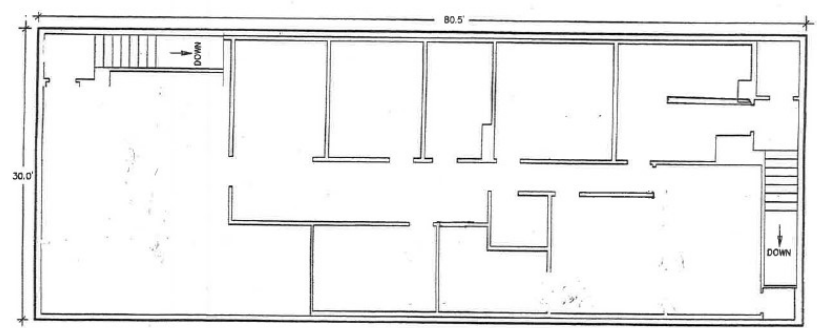
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**FLOOR PLANS**



UNIT 3 - FIRST FLOOR

I CERTIFY AND AGREE APARTMENT



UNIT 3 - SECOND FLOOR



<p>LOT PLAN AND FLOOR PLAN OF EDWARDS COMMERCIAL CENTER AT FORT ETHAN ALLEN A PLANNED UNIT DEVELOPMENT</p>			
Date	Checked	Revision	COLCHESTER VERMONT
Drawn by:	Date:	Scale: 1" = 10'	2 of 2
Checked by: S.M.	Drawn by:	Project No. 08100	

