

# FOR SALE

## ESSEX AUTOSHOP BUILDING FOR SALE

38 Jericho Rd., Essex, VT



A great Essex opportunity to owner occupy a 4 bay auto shop with office, or redevelop the property with what appears to be ample room for a housing, commercial, or multi-use building. Please contact us today with any questions or to schedule a tour. This site does include active environmental testing and management based on past use as a gas station.

**SIZE:**

2,500 +/- SF on 1 +/- Acre

**USE:**

Retail / Flex

**PRICE:**

\$750,000

**AVAILABLE:**

Immediately

**PARKING:**

On-site

**LOCATION:**

38 Jericho Rd., Essex, VT

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

JOHN BEAL

802-598-1168

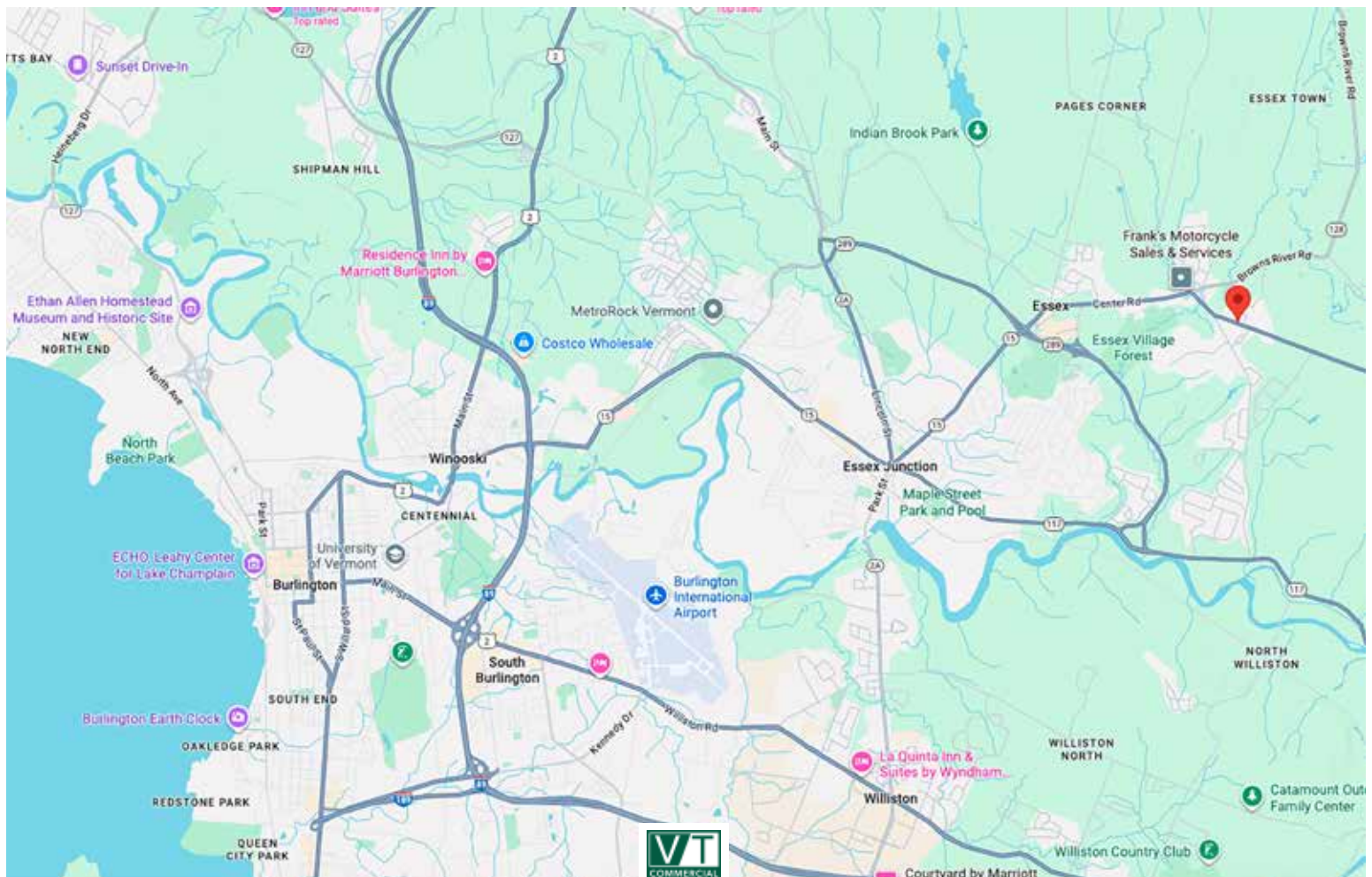
[jb@vtcommercial.com](mailto:jb@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)





## COMMERCIAL PROPERTY RECORD CARD

PARCEL INFORMATION				INCOME INFORMATION		VALUATION INFORMATION		
Parcel ID #:	2050076000	SPAN:	207-067-11137	Book:	Vac/Cr Loss:	0.0000	CAMA Land	152000
Owner #1:	CHAMPLAIN OIL COMPANY INC	Status:	A	Page:	Total Expense:	0.0000	Misc. Adj.:	0
Owner #2:		Inspect Date:	12/11/06	Sale Date:	Total Income:	0.0000	CAMA RCNLD	139600
Address:	P O BOX 2126	Inspect By:	BB	Sale Price:	Cap Rate:	0.0000	CAMA Total:	336800
City / State / Zip	SO BURLINGTON VT 05407-2126	Reinspect:	1	Validity:	Tax Load:	0.0000		
Prop. Zip Code:	05452	Neighborhood:	5				Homestead:	0
Description:	SERVICE STATION	Land Size:	1.58					
Location:	38 JERICO RD	Last Update:	02/27/09					
Tax Map #:	2050076000							
Gross Flr Area	2,733.00							

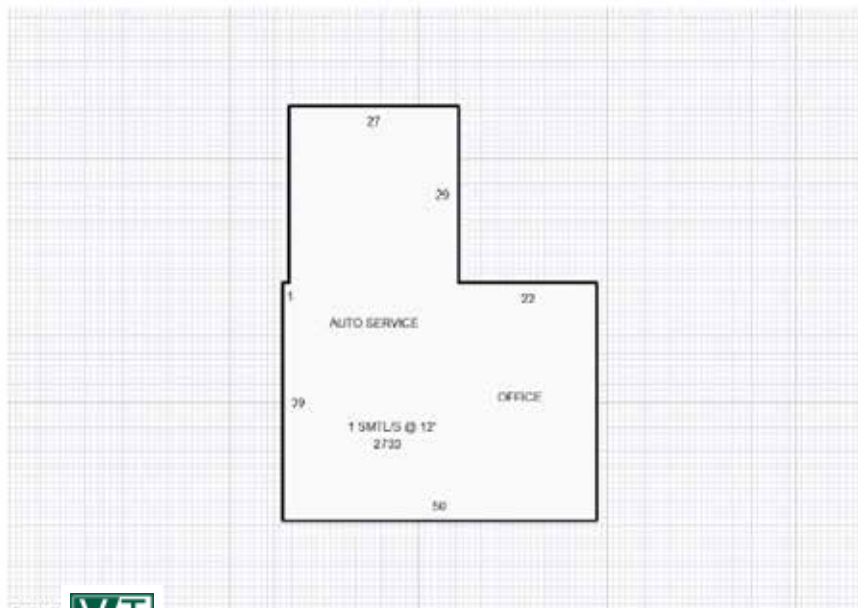
  

SECTION	SECTION ID	TOT FLR AREA	STOR PER SEC	SECPERIMETER	SEC SHAPE	INC MO/GROS	INCOME RMS
SECTION 1	1	2733	1.00	236.00	NoData	0	0

## COMMERCIAL PROPERTY RECORD CARD

PARCEL 2050076000		SECTION 1				
SECTION/	Total Floor Area:	2733	Bldg. Adjustment:	0.00	Effective Age:	0
OCCUPANCY	Stories per Section:	1.00	Fireproof:	F	Overall Depreciation:	0.00
	Stories per Building:	1.00	Basement Levels:	0.00	Physical Depreciation:	16.00
	Section Perimeter:	236.00	Basement Perimeter:	0.00	Functional Depreciation:	0.00
	Section Shape:	NoData	Basement Shape:	0	Economic Depreciation:	0.00
	Base Date:	04/01/07	Year Built:	1990		

NOTES







# 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