

FOR SALE

FLEX INVESTMENT

47 Gauthier Drive, Essex, VT



VT Commercial is pleased to market this three unit commercial condo property. Lot 21 is ideally located in Essex within Gauthier Park. Built in 2012 by the Miller Group. Waste water permit # WW 4-3695. Permits for a 5400 SF building with 25 employees, 338 gpd of water and 300 gpd of septic. A Butler metal frame building with decorative brick on the front facade. Front of the space is built with some 1st & 2nd office space, rear is open warehouse/shop space with 14' overhead doors. Municipal W/S, gas heat, and recently updated with LED lighting & some epoxy floors. Full fire walls between the unit, fire alarm, wet sprinkler system, rubber roof & 25 parking spaces. 3 phase power. Excluded but negotiable: 1 ton crane in place. This property is well cared for and in mint condition. Currently fully leased with potential opportunity for owner occupancy in near future. Current NOI is \$68,664 with upward potential of \$98,100. This investment offers you flexibility to own it all and piecemeal off the condos as you wish.

SIZE:

5400 SF with 2nd level office totaling 6660 SF on 1.4 acres

ZONING:

Light Industrial

PRICE:

\$1,350,000 RE Taxes \$16473 (3 bills)

AVAILABLE:

At Closing

PARKING:

25 On Site

LOCATION:

47 Gauthier Drive, Essex

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:

LINDA I LETOURNEAU

802-343-2107

linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com







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*

9/24/2015

