

# FOR SALE

## OFFICE PROPERTY FOR SALE

553 Roosevelt Hwy, Colchester, VT



VT Commercial is pleased to offer to the market this professional office building located right at Exit 16, Colchester. Perched just above Route 7, and just below Water Tower Hill. This building was built in 1986 & 1990 and renovated in 2018. Constructed with concrete block & steel, tons of glass, and corrugated metal facade on the Annex (addition). Flat rubber membrane roof on main building and asphalt shingle on Annex. Two story main building with elevator and two internal stairwells. Current occupants are mostly Nuharbor corporate offices (Seller) and Remax (tenant in place). Nuharbor has multiple locations & has relocated staff from this location freeing up some office space a new owner.

**SIZE:**

19,331 SF on 2.27 Acres

**ZONED:**

Commercial District- Professional office

**PRICE:**

\$3,850,000

**AVAILABLE:**

At Closing

**PARKING:**

On-site

**LOCATION:**

553 Roosevelt Hwy, Colchester, 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:

LINDA I. LETOURNEAU

802-343-2107

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208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

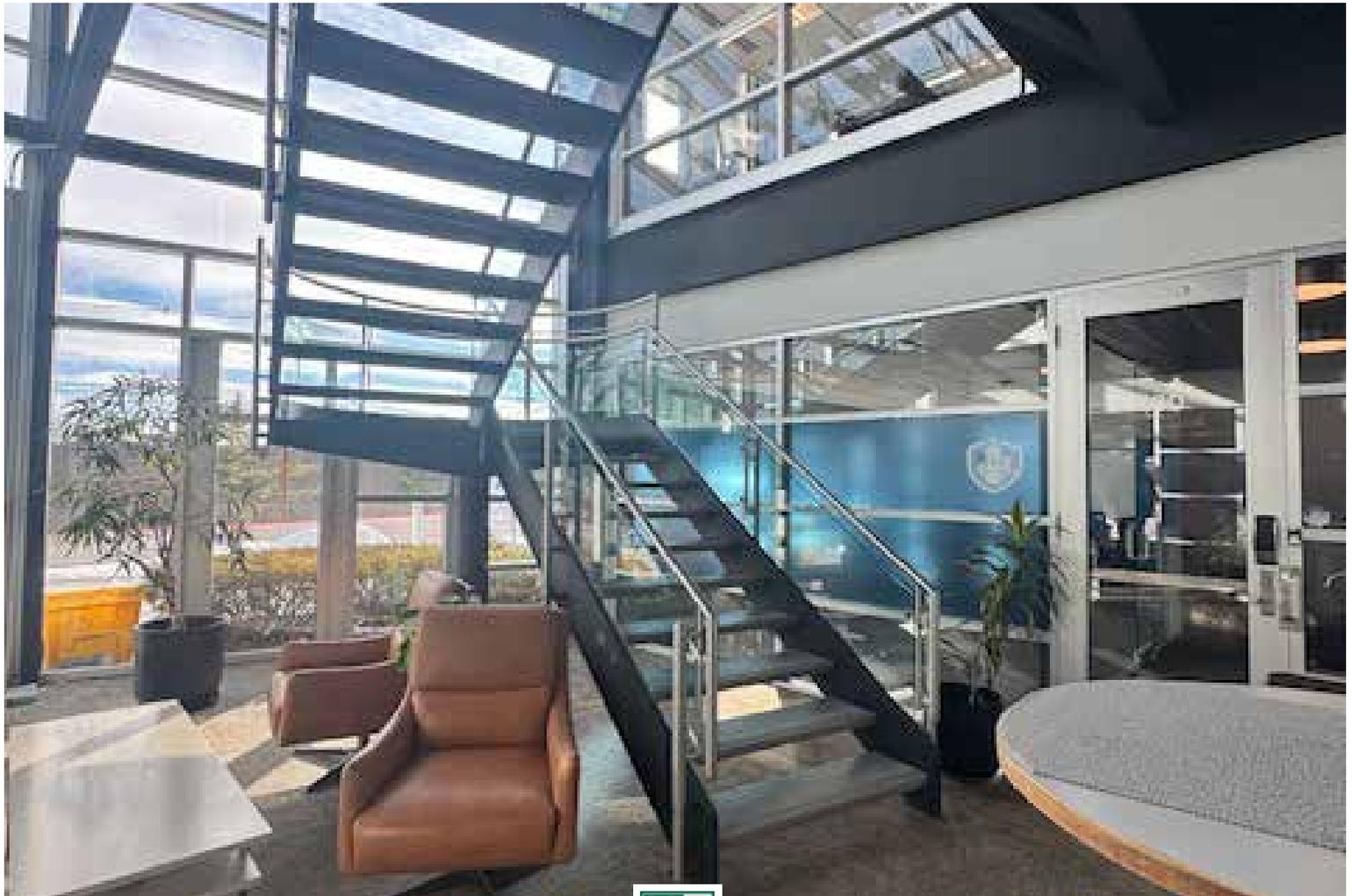
[www.vtcommercial.com](http://www.vtcommercial.com)

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## Additional Property Information

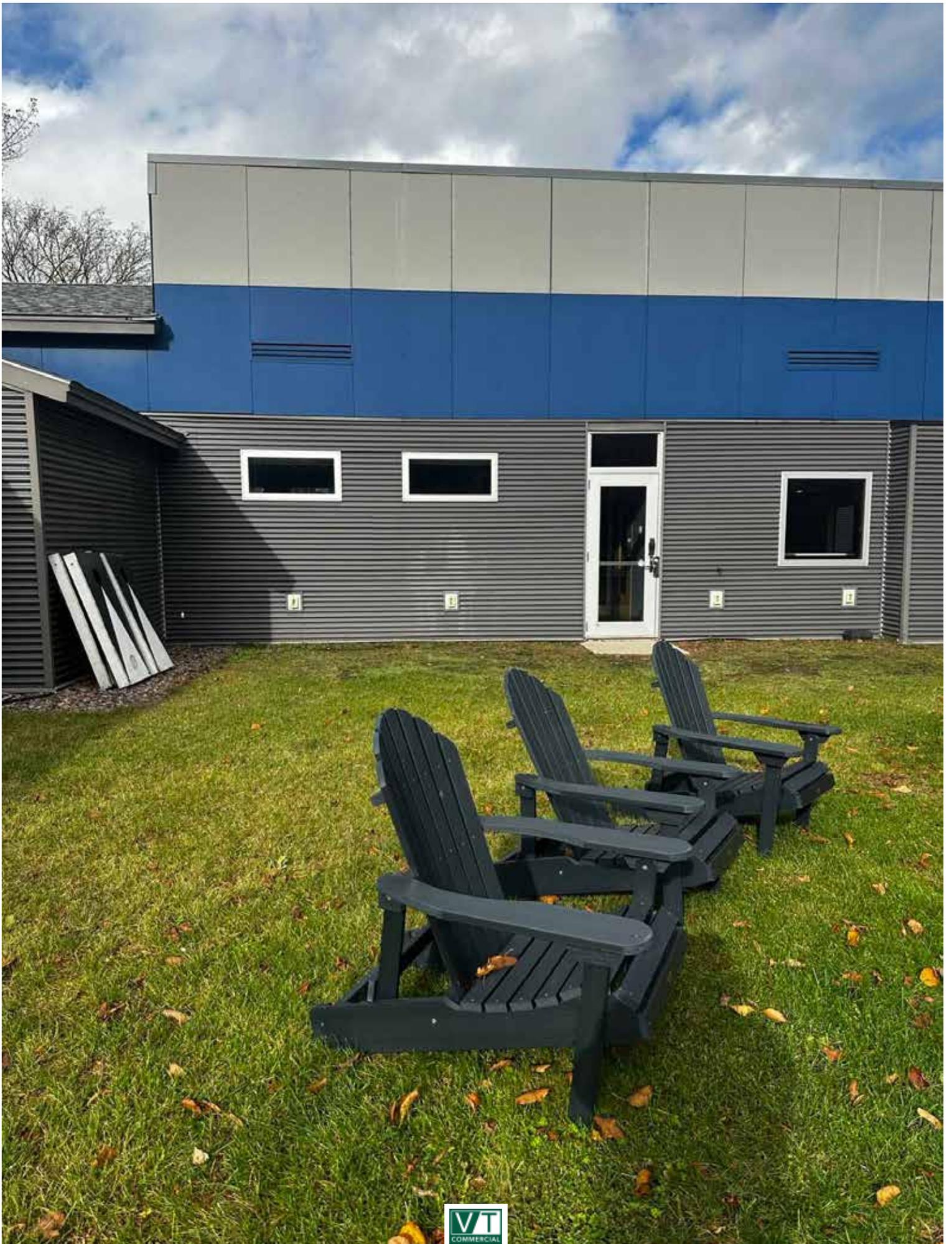
Gas HVAC, with electric split systems in the Annex, on site parking and common outside space. Easy access using the 4 way light intersection with the parking ride next door. Modern kitchens and glass conference/breakout rooms throughout the property. Nice ambiance for a cool corporate culture. Fiber optics, Municipal water and sewer. One car garage for maintenance and dry storage. Mix of private and open floor for work stations. (workstations and some furniture negotiable) Half a dozen conference /training rooms, large open kitchen with break room or informal meeting space. Convenient location just off the highway and near service amenities like Costco, banking and restaurants. Suites for lease at this location as well. \$25-26/SF plus utilities.

- Convenient and easy to find location. I89, Exit 16
- Owner flexible with a portion of a lease back.
- Remax lease in place.
- Great signage for high visibility
- RE Taxes \$41,575
- Currently professionally managed by Neville.





















# 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

