



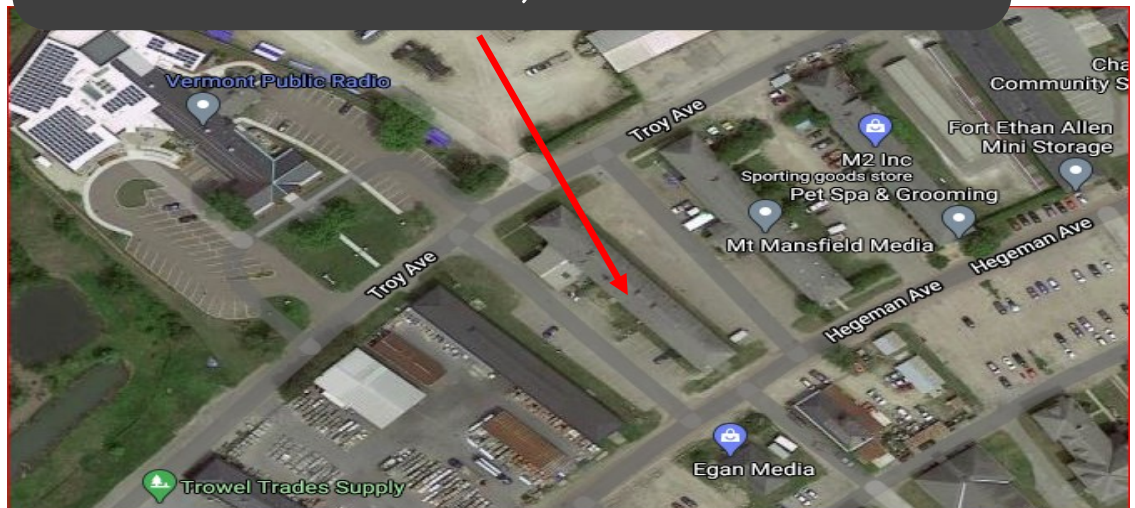
**DONAHUE**  
ASSOCIATES  
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

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

**FOR SALE**

**182 Hegeman Avenue 1 & 2  
366 Troy Avenue  
Colchester, VT 05446**



**ARE YOU LEASING? Time to OWN!**

**Investment opportunity !! Now ONLY \$49/SF**



**CONTACT US**

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**Steve Donahue**

[Steve@donahueassociatesvt.com](mailto:Steve@donahueassociatesvt.com)



## FOR SALE

**182 Hegeman Avenue Unit 1-2 +  
366 Troy Avenue, Colchester, Vermont**

**SALE PRICE – Prior \$1,050,000  
Reduced—\$799,000**

### OVERVIEW

Fort Ethan Allen was a United States Army installation in Vermont, named for American Revolutionary War figure Ethan Allen. Established as a cavalry post in 1894, today it is the center of a designated national historic district straddling the town line between Colchester and Essex. Locally, it is known simply as "The Fort", and now houses a variety of businesses, academic institutions, and residential areas.

The post was deactivated by the Army in 1944. Part of it was used to enlarge the campus of Saint Michael's College, parts of the post have been commercially developed, and part comprises Camp Johnson, the headquarters of the Vermont National Guard.

While there are some newer structures on the original post (notably college housing and Vermont PBS), the original buildings are put to good use. Various businesses occupy what used to be horse barns; barracks have been converted to apartments, and the "Officers Row" houses are condominiums. An abandoned theater and church are often used for firefighting practice. The former base hospital is a nursing home. Despite all the activity, it is a quiet neighborhood with many families.

**In 1988, Shelburne Realty Corp subdivided lots 73 & 74, and this 16,500 +/- SF building was converted into a commercial condominium, called 73 Hegeman Avenue, which was separated into two units.**

**In 2014, the current owner purchased Unit 2, so have ownership of the entire building. The Town of Colchester has the building as 3 units, addresses listed above.**

**The property is located on .59 Acres, which is zoned GD-2. The current use is Religious.**

**Approved uses include Sales and Rental of Goods, Offices & Services, Manufacturing, Educational, Recreational and many others.**

### DISCLAIMER

Islamic Society of VT, INC (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 182 Hegeman Avenue Unit 1-2 & 366 Troy Avenue in Colchester, VT (the "Property"). The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Broker or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither Owner nor Broker, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Broker make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserves the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.

**Seller is under no obligation to sell the Property and may remove the Property from the market at any time.**



# FOR SALE

## 182 Hegeman Avenue Unit 1-2 + 366 Troy Avenue Colchester, VT 05446

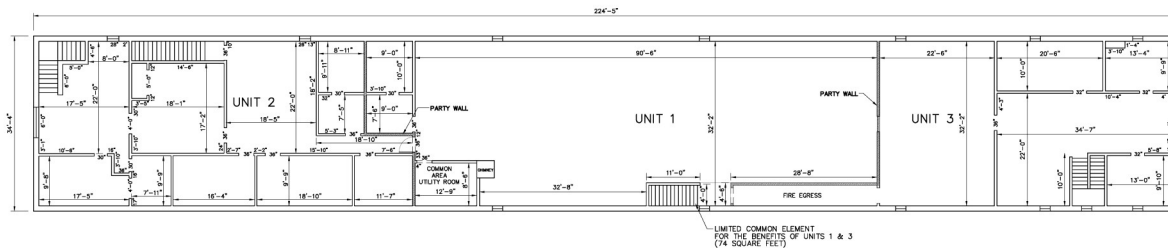
### PROPERTY DESCRIPTION

BUILDING SIZE	16,500 +/- SF
CONSTRUCTED	1935/Renovated and updated over last 20+ years.
SITE SIZE	Estimated .98 Acres
FRONTAGE	126' Hegeman & 143' Troy
STORIES	2
CONSTRUCTION	Wood Frame
EXTERIOR WALLS	Brick Masonry
FOUNDATION	Concrete
ROOF	Hip, Asphalt Shingles
WATER/SEWER	Municipal -Town of Essex
SPRINKLER	None

HEATING	Natural Gas, Forced Hot Air Meter #98466 Past use \$7,110/year
ELECTRIC	Green Mtn Power Meter # E15114630 #E15114631 #E15114513 #E15114512
LIGHTING	Florescent tubes/other
TAXES	Non-profit deferred. Estimated at \$20,000 - For Profit ownership.
PERMITS	EC-4-1350
FLOORS	Carpet, Tile
INTERNET:	Updated from original
ZONING	GD-2



**182 Hegeman Avenue Unit 1-2 +  
366 Troy Avenue  
Colchester, VT 05446**

[illegible]

**SECOND FLOOR PLAN**  
1/8" = 1'-0"


<u>UNIT #</u>	<u>APPROXIMATE AREA IN SQUARE FEET</u>
1	4,203
2	5,899
3	4,930
COMMON AREA UTILITY ROOMS	113
UNITED COMMON ELEMENTS FOR THE BENEFIT OF UNITS 1 & 3	274
AREA OF PARTY WALL BETWEEN UNITS 1&3	61
<b>TOTAL</b>	<b>15,480</b>

NOTE:  
UNIT AREAS BASED ON DIMENSIONS  
OF INSIDE PERIMETER OF UNITS.

I HEREBY CERTIFY THAT THIS PLAN  
CONTAINS ALL THE INFORMATION  
REQUIRED UNDER 27 A U.S.A. SECT 2-101

\_\_\_\_\_  
STEPHEN A. VOCK



		REVISED FLOOR PLANS CREATING UNIT 3 SEVENTY-THREE HEGEMAN AVENUE, A COMMERCIAL CONDOMINIUM PROPERTY OF JOHN S. KOERNER & EDWARD W. CASTLE	
		CONSULTANT	
Date	CHK'd	Revision	
Drawn by	JAM	Date	AUGUST, 1992
Checked by	JAV	Scale	1/8" = 1'-0"
Approved by	JAV	Project No.	97118
 CIVIL ENGINEERING ASSOCIATES, INC. SHELBURNE, VERMONT			SHEET  1

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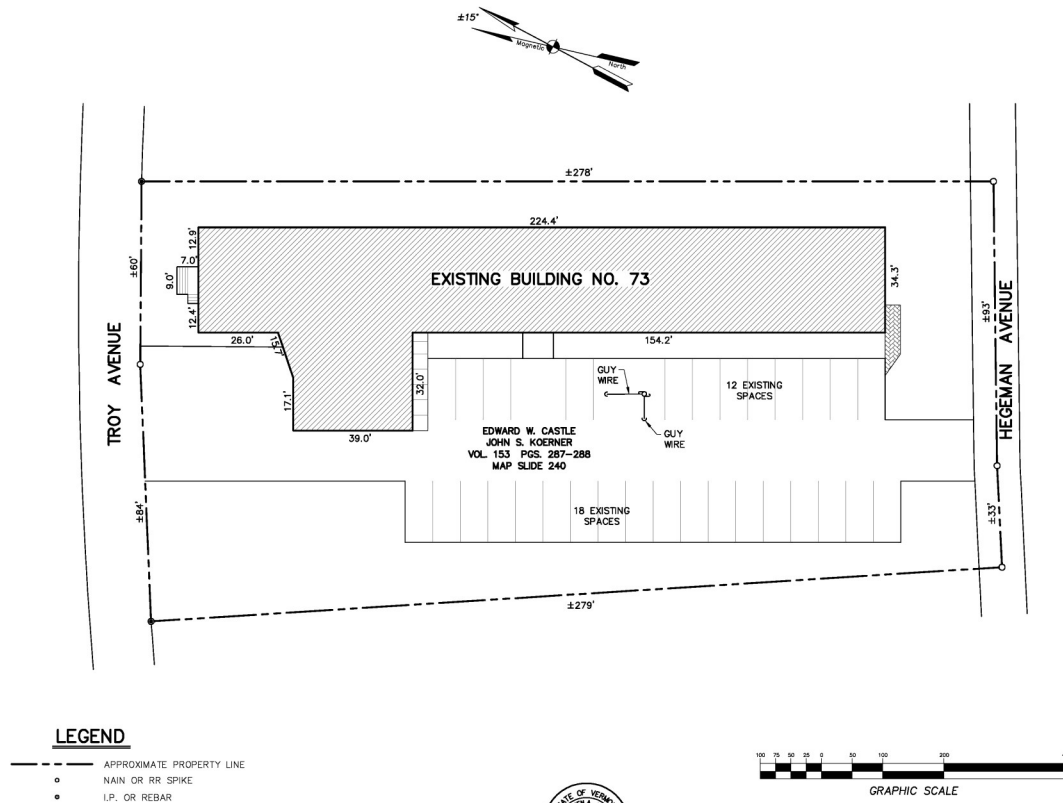
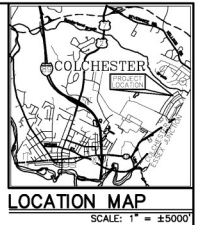
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Colchester, VT**

**SITE PLAN**

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THIS IS A CONDOMINIUM PLAN, NOT A SURVEY PLAT OR A SUBDIVISION. THE PROPERTY LINES, AS SHOWN, ARE APPROXIMATE. THE TOWN DOES NOT CONFIRM OR ATTEST TO THE ACCURACY OF THIS DOCUMENT OR RELATED TITLE ISSUES. FURTHER SUBDIVISION REQUIRES APPROVAL BY THE PLANNING COMMISSION.



THIS PLAN FULLY AND ACCURATELY  
DEPICTS THE LAYOUT, NUMBER  
AND DIMENSIONS OF THE BUILDING  
AS BUILT.

STEPHEN A. VOOK

CONDOMINIUM LOT PLAN			
PROPERTY OF			
JOHN S. KOERNER			
AND			
EDWARD S. CASTLE			
COLCHESTER			VERMONT
CIVIL ENGINEERING ASSOCIATES, INC.			SHEET
SHELBURNE, VERMONT			1





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**PHOTOS**





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**MAP**

