

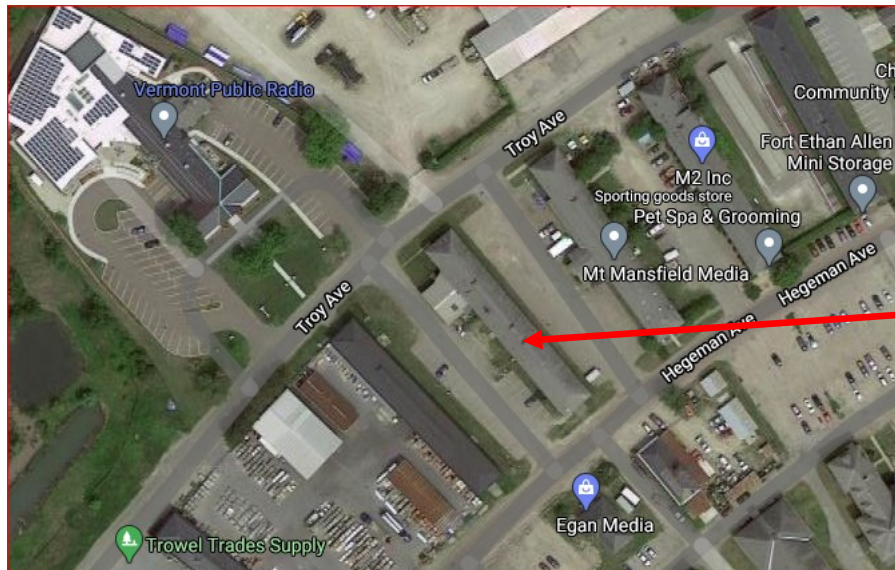


DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

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



Why Lease, when you can OWN?



CONTACT US

Donahue & Associates

(802) 862-6880

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Steve Donahue

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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. (Wikipedia)

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.

OFFERED AT \$1,050,000

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

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

HEATING Natural Gas, Forced Hot Air
Meter 98466 \$7110/year

ELECTRIC GMP
E15114630/E15114631/E15114513/E15114512

LIGHTING Florescent tubes

TAXES Non-profit deferred
Estimated at \$20,000 - For Profit ownership

PERMITS EC-4-1350

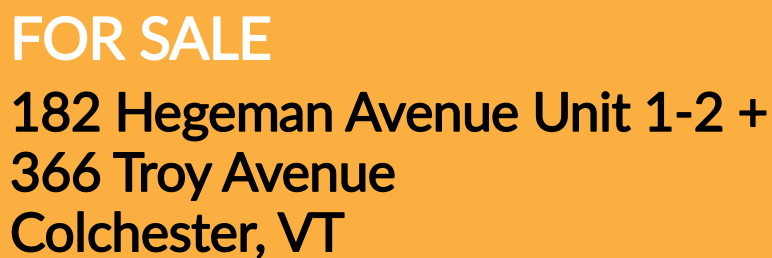
FLOORS Carpet, Tile

INTERNET: Updated from original

ZONING GD-2

PARKING 30 spaces





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LOCATION MAP

SCALE: 1" = 500'

LEGEND

--- APPROXIMATE PROPERTY LINE

- NAIN OR RR SPIKE
- L.P. OR REBAR

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.

DEVELOPMENT ADMINISTRATOR

DATE

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

STEPHEN A. VOCK

2/3/20	SAV	GENERAL REVISIONS	
Date	CH'd	Revision	
Drawn by	MJW/2020	Date	APRIL, 1997
Checked by	JLM	Scale	1" = 20'
Approved by	CRD	Project No.	97118

CONDOMINIUM LOT PLAN
PROPERTY OF
JOHN S. KOERNER
AND
EDWARD W. CASTLE

CIVIL ENGINEERING ASSOCIATES, INC.
SHELburne, VERMONT

VERMONT
SHEET

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PHOTOS





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MAP

