

FOR SALE

**PRICE
REDUCTION!**

**46 TROY AVENUE
COLCHESTER VT 05446**

OVERVIEW

46 Troy Avenue is a two story 6,788 square foot building formerly utilized for office, shop/manufacturing, and warehouse purposes, located in historic Fort Ethan Allen.

Originally constructed in 1938, it is Unit 3 of the Edwards Commercial Center Condominium Association.

The association is currently inactive.

Large windows allow abundant natural light to main shop room.

There is a panelized section of wall that could be removed, to allow movement between warehouses.

Great Owner/User property!

Size: 6,788 SF

Property: .35 Acres

Zoning: General Development District (GD-2), allowing for varying commercial uses. Possible uses to include office, wholesale, production, manufacturing, shop space and warehouse needs.

Parking: Ample On-site

Price: \$630,000





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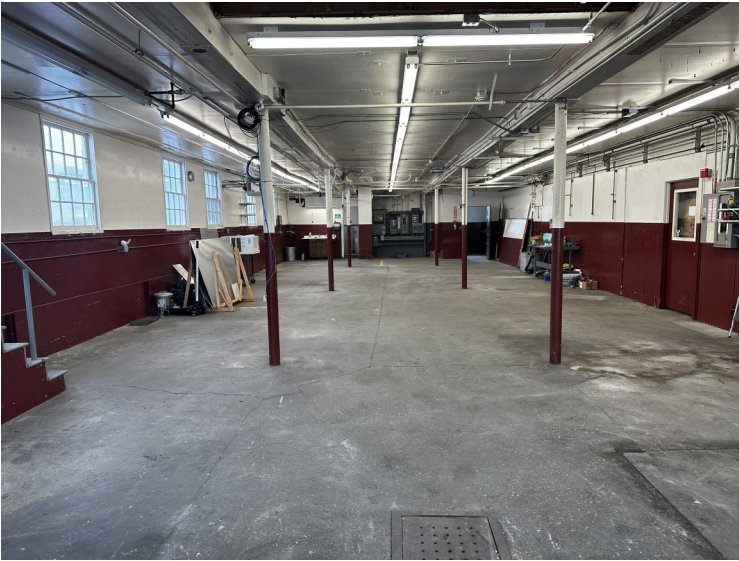
PROPERTY	
BUILDING SIZE	6,788 SF GROSS FINISHED AREA FIRST FLOOR: 4,388 SECOND FLOOR: 2,400
YEAR BUILT	1938
LIFE SAFETY	Fire alarm panel, security alarm panel - 2 zones
LAND AREA	.36 Acres,
SPAN #/ PARCEL #	153-048-18388 / 20-003010-003
PROPERTY TYPE	LIGHT INDUSTRIAL COMMERCIAL PROPERTY
ZONING	GD2, OPP for residential on level 2
HEAT/HVAC	4 Natural gas heaters
ELECTRIC	400 AMP; 3 PHASE; 220 VOLT
WATER/SEWER	MUNICIPAL
FOUNDATION	CONCRETE
EXTERIOR WALLS	VINYL SIDING
ROOF	ASPHALT SHINGLE METAL
INTERIOR WALL	WALL BOARD/WOOD
INTERIOR FLOOR	MINIMUM/PLYWOOD
FRAME TYPE	WOOD
PARKING	Approximately 15

Initially constructed as part of the Fort Ethan Allen Army Base , the 3 buildings in this condominium association were used for sales and storage of sheet metals, and for welding and fabrication. 46 Troy Avenue was recently used as a machine fabrication shop and office space. Condominium documents available.

Annual Costs	
Water	\$198
Electric	\$715
Gas	\$1,317
Insurance	\$1,915
25-26 Taxes	\$7,183.44

WHEM Environmental Public Information Study Available Upon Request

PICTURES





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PROPERTY DESCRIPTION

The building has two levels of finished commercial space. The first floor was outfitted as a machine shop, small office, warehouse, and rest room. The second floor has eight offices as well as a restroom.

There are approximately 15+ surface parking spaces. The building is serviced by a 400 amp 3 Phase electrical service, natural gas, municipal water, and sewer. The roof is pitched metal with shingles.

The property is zoned General Development District (GD-2), allowing for varying commercial uses. Possible uses to include manufacturing, production, warehouse, and shop space. The zoning is a flex category, blending the ability to satisfy office, wholesale, production, and warehouse needs.

The Troy and Hegeman Avenue neighborhood includes office, industrial, and warehouse uses including a US Army Reserve Center, the Vermont Agency of Transportation Garage, St. Michael's College properties, contractors, theatre organizations, and a multi-family residential complex.

The location is considered suburban commercial park with reasonable access to interstate highway and good accessibility for the employee base, shipping, receiving and convenience for customers.

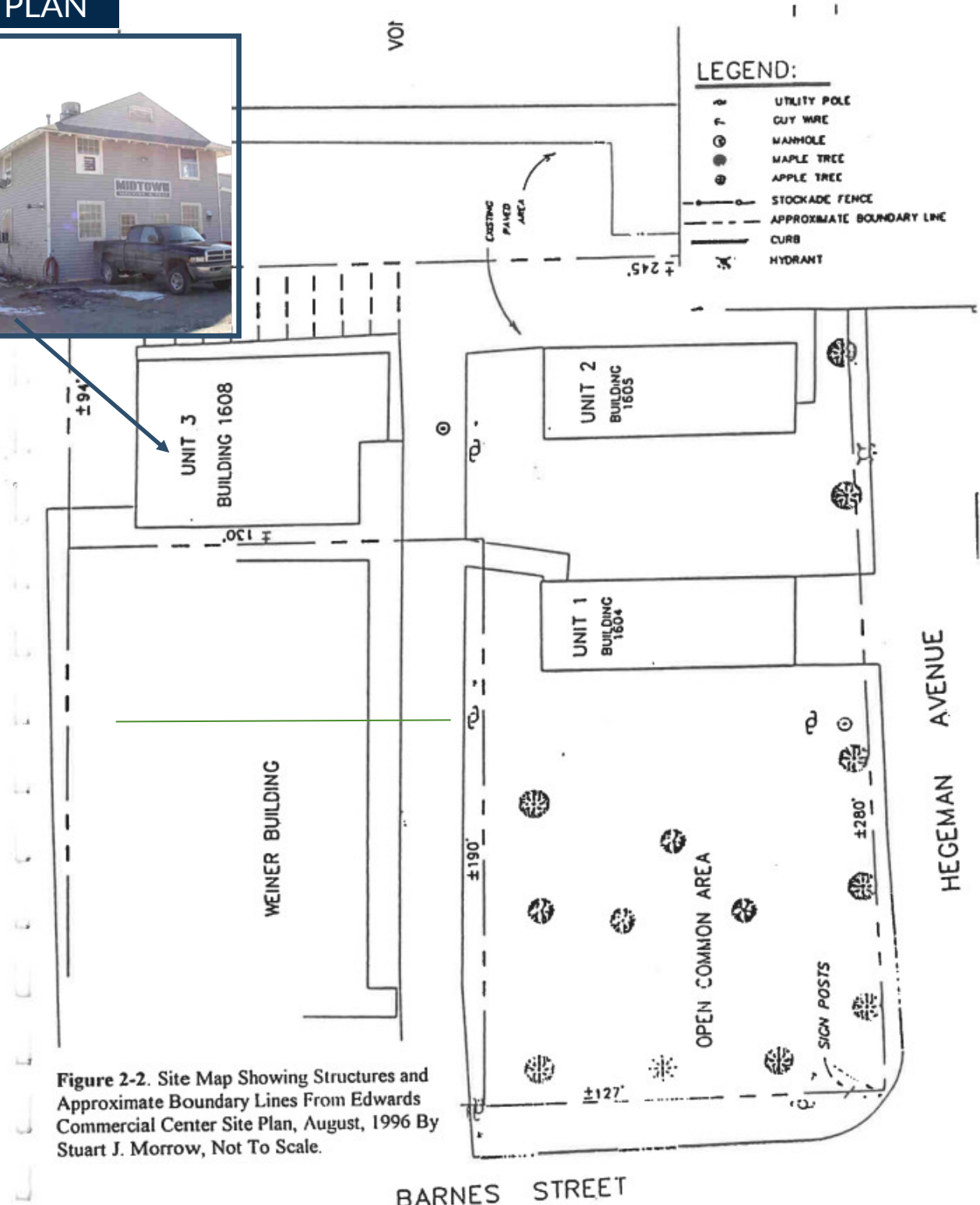




**DONAHUE
& ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

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SITE PLAN

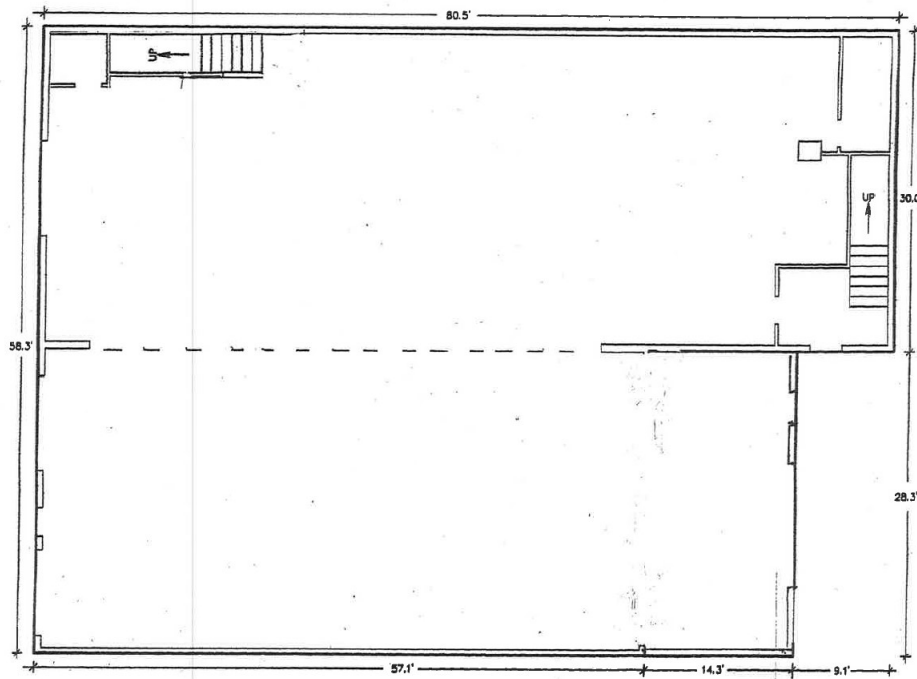




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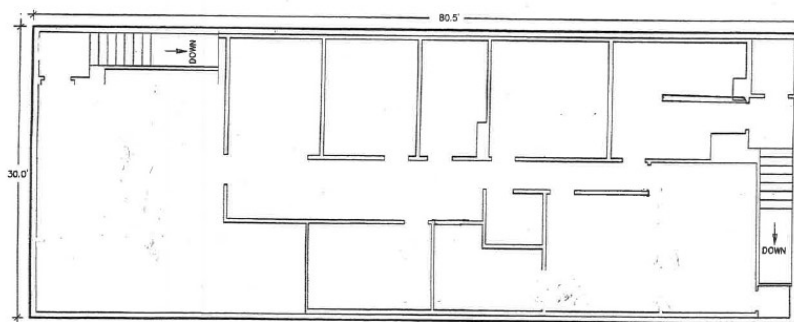
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FLOOR PLANS



UNIT 3 - FIRST FLOOR

I CERTIFY
AND AGREE
APARTMENT

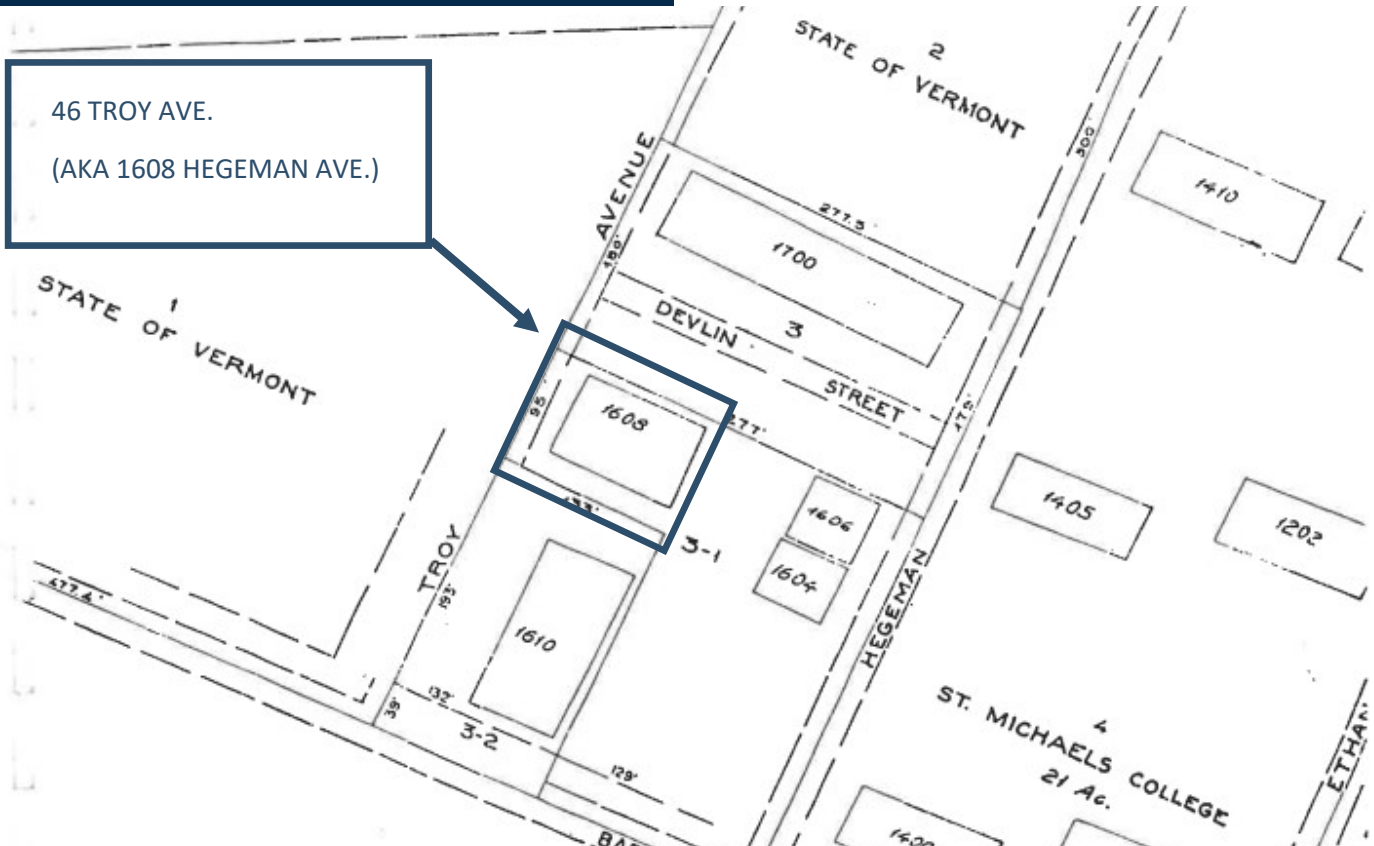


UNIT 3 - SECOND FLOOR

Date			Checked	Revision	COLCHESTER	VERMONT
Drawn by:			Date:		2 of 2	
Checked by: S.M.			Scale: 1" = 10'			
Intersected by:			Project No. 05110			

LOT PLAN AND FLOOR PLAN
OF
EDWARDS COMMERCIAL CENTER
AT FORT ETHAN ALLEN
A PLANNED UNIT DEVELOPMENT

MAP & SURROUNDING PROPERTIES



The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.