



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE
368 College Street
Sanders Hall
Burlington, Vermont 05401



CONTACT US



Steve Donahue

Steve@DonahueAssociatesVT.com

(802) 862-6880

www.donahuessociatesvt.com

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.



FOR SALE

368 College Street Sanders Hall Burlington, Vermont 05401



OFFERING SUMMARY

- ◇ Champlain College is offering for sale Sanders Hall, a long standing dorm property with capacity for up to 42 students well located within the shadows of the University of Vermont, University of Vermont Medical Center and Champlain College.
- ◇ Building Size: 10,998 SF Parcel Size: 13,400 SF Parking—8+ On site
- ◇ Occupancy Permitted - 37 Beds over four levels Zoning— Residential—High Intensity

Overview - Sanders Hall, currently vacant, has historically housed University of Vermont or Champlain College students and is well situated to provide housing opportunities for the college student, congregate housing, or others. Short walk to either colleges campus, the University of Vermont Medical Center, or Burlington's vibrant downtown!

A long list of improvements to this building in recent years!

Sale Price—~~\$2,100,000~~ \$1,900,000

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THE HISTORY

The 1865 Italianate home was built for clothing store owner Bennet Turk, and stands as one of the Hill Section's notable historic residences. Now part of Champlain College's campus, Sanders Hall has been carefully maintained, preserving its brick façade, period architectural details, and classic interior craftsmanship while functioning as a modern residential facility.

Located on upper College Street the property offers quick access to the University of Vermont and Medical Center, Champlain' campus and the surrounding walkable neighborhood. Its position within this established academic corridor provides both historic appeal and everyday convenience.

The building is currently arranged for upper-year student housing, featuring a collection of private rooms, shared common areas, and updated interior spaces suited for long-term residential use. With its combination of architectural character, strong in-town location, and flexible layout, 368 College Street presents a rare opportunity within Burlington's core institutional and residential district.

PROPERTY DETAILS

BUILDING SIZE	10,998 SF	ELECTRICAL	Burlington Electric
CONSTRUCTED	1865	WATER/SEWER	Municipal (replaced 2009) for sprinkler system
PARCEL SIZE	13,400 SF	MECHANICAL	Hot Water (2019) - 119 gallons Weil McLain Ultra 230 (2) - 230,000 BTU—Natural Gas Vermont Gas
STORIES	3 + lower level	ROOF	Asphalt (2020)
SPAN NUMBER	114-035-17912	EASEMENT	A right to cross for access neighboring property
PARCEL ID	050-1-094-000		
PROPERTY TAXES	\$11,474 (2025-2026)		
ZONING	Residential – High Intensity		
PARKING	Onsite Parking (8+)		

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SANDERS HALL UPGRADES AND MAJOR ALTERATIONS

Year	Alterations / Improvements	Cost	
2009	Water Service	\$17,230	
	Sprinkler System	\$35,224	
	Move & Insulate Basement wall for Sprinkler	\$1,742	
2010	Porch Repair- West Side Porch	\$1,300	
	1st Floor Hallway Renovation-Repair Sheetrock	\$1,650	
	3 Phase Power Sprinkler System	\$21,415	
	Wiring	\$9,340	
	Connect Water	\$1,200	
	Sprinkler Room	\$4,100	
	Remove gas lines	\$1,000	
2011	Excavate and Repair Parking Lot	\$10,000	
2012	Repair soffit and fascia boards - Bat problem	\$2,533	
	Lift rental	\$1,173	
	Replace Front Door	\$4,000	
2014	Replace Basement Wall	\$1,177	
2015	Repair Front Balcony & Wood	\$4,600	
	Replace Roof Above Balcony	\$4,900	
	Masonry Repoints	\$1,500	
	Replace Fire Alarm Motherboard Lighting Strike	\$1,974	
	Replace Fire Alarm Panel - Lighting Strike	\$3,137	
2017	Add Water Bottle Filling Station	\$1,800	
2018	Bat Proofing around Cupola	\$2,900	
2020	Main roof replaced, asphalt shingles	\$36,350	June 2020
2022	Substantial renovation of Basement (Structural Enhancements) All new bathroom, widened hallway, updated bedrooms, replaced carpets	\$141,540	Completed 1/31/23
2023	Repointed brick, and step repair at main entry. Repoint at downspout	\$2,400	August, 2023
2024	Replaced back fire escape stairs.	\$2,787	Completed 2/21/24
	Interior painting	\$480	November, 2024

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INTERIOR



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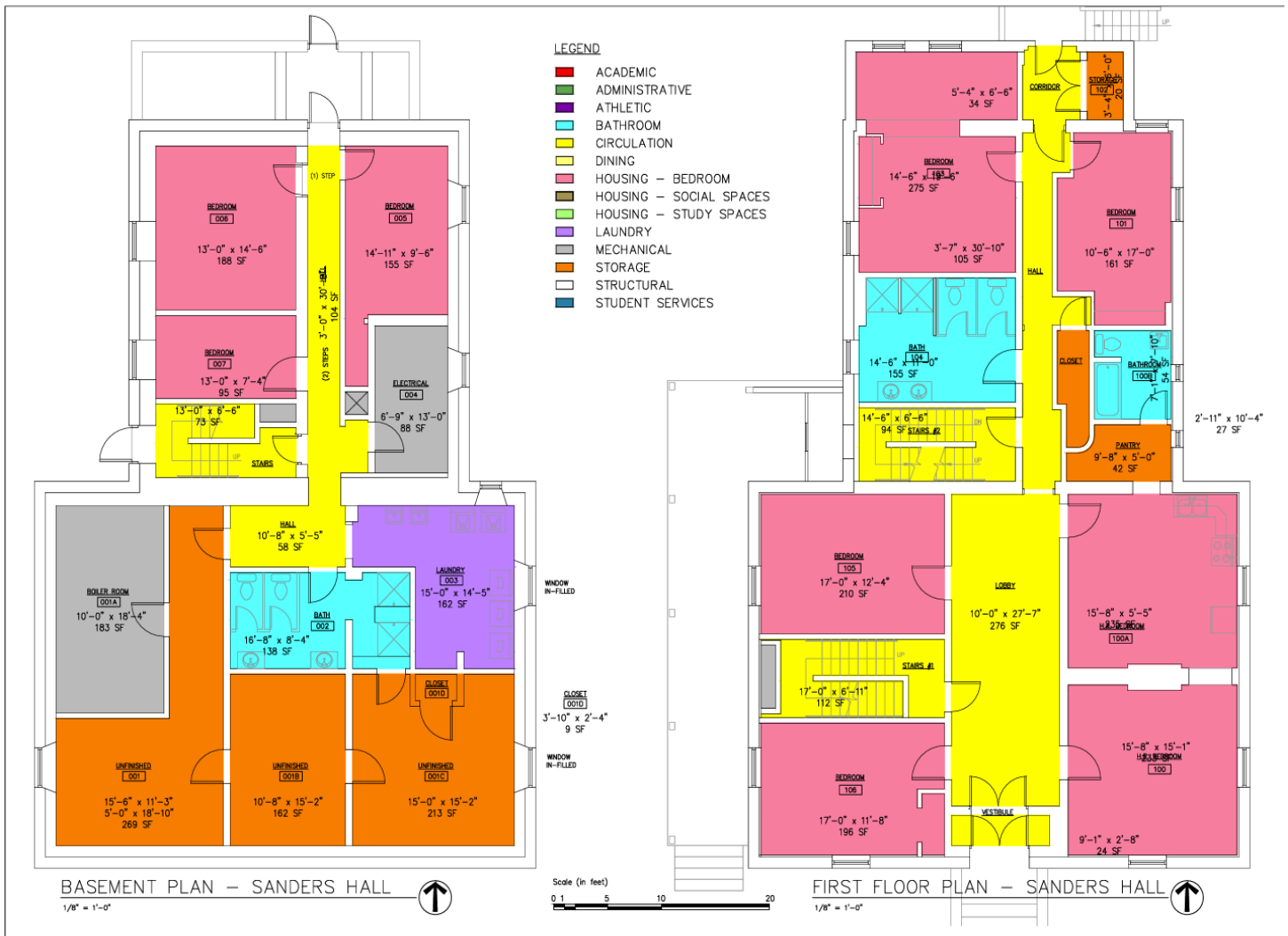
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FLOOR PLANS



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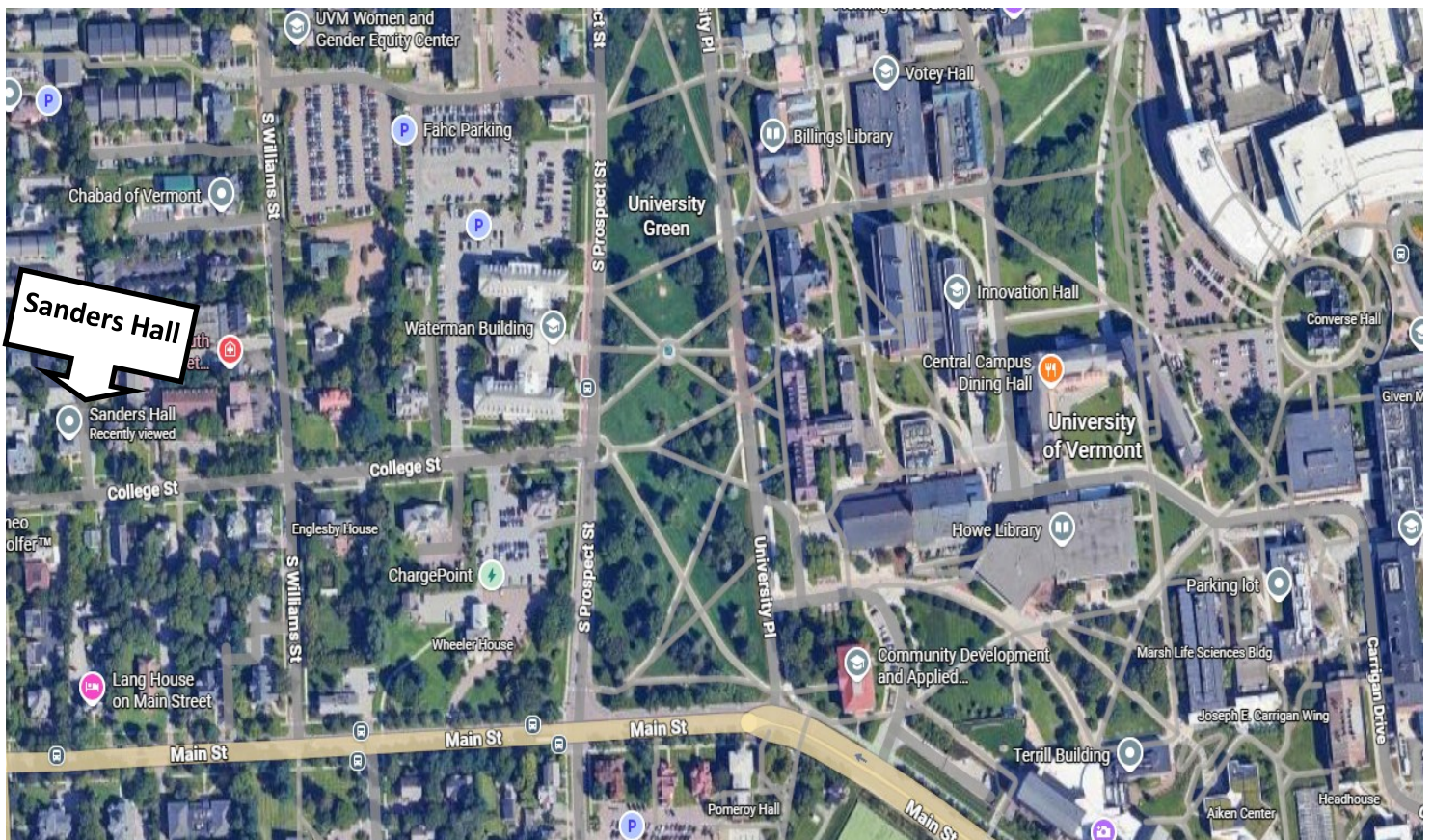


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AREA MAP



Just one block down from the University of Vermont!

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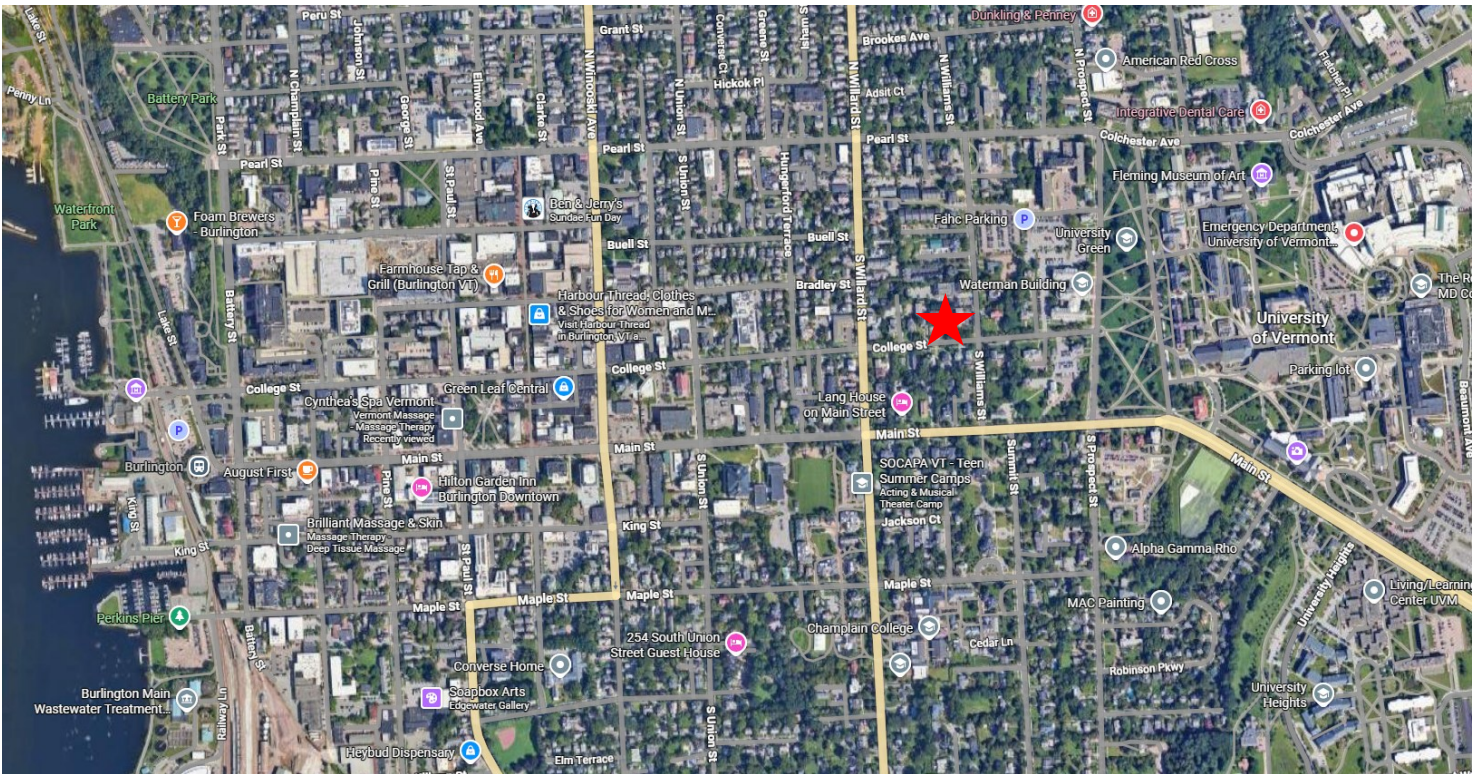


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AREA MAP



★ = 368 College Street (Sanders Hall)

1 min walk to University of Vermont

5 min walk to downtown, Church St, waterfront, & everything else Burlington has to offer

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