

OFFICE BUILDINGS FOR SALE

106 Highpoint Center, 204 Highpoint Center &
19 Roosevelt Highway



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Information contained herein is believed accurate but is not warranted

LOCATION:

106 Highpoint Center, 204 Highpoint Center &
19 Roosevelt Highway, Colchester, Vermont

SIZE: Two office building condominiums totaling 43,620 SF plus a
vacant commercial lot of .89 acres

106 Highpoint Center III Condominium: 18,720 SF

19 Roosevelt Highway Highpoint Center I Condominium: 24,900 SF

PRICE: \$4,900,000 (\$112 psf)

FEATURES:

- Commercial Zoning—COM
- High quality, professional office building
- Mountain views
- Location: Exit 16, Interstate 89
- Ample on site parking
- PUD with shared use of parking
- Close to airport , University of Vermont, University of Vermont Medical Center, and Downtown Burlington
- 19 Roosevelt, Highpoint Center I is 67% leased
- 106 Highpoint Center III is 87% leased to three tenants

COMMENTS:

Good owner user investment or re-development opportunity.

CONDOMINIUM:

The properties consist of units 1, 2, and 3 of The Highpoint Center I Condominium, units 1-4 of the Highpoint Center III Condominium, and a vacant .89 acre land parcel. The Highpoint Center I, III, and IV Condominiums are part of a planned unit condominium development know as Highpoint Center Area Association (HCAA) that includes four "clusters" identified as follows:

<u>Cluster</u>	<u>Parcel</u>	<u>Use</u>	<u>Identification</u>
Cluster I	0.27 acres	Office	HCI (19 Roosevelt)
Cluster II	0.38 acres	Diner	Athens Diner (46 Highpoint)
Cluster III	0.18 acres	Office	HCIII (106 Highpoint)
Cluster IV	0.89 acres	Land	Undeveloped (204 Highpoint)
Remainder	4.18 acres	Common	Common Land (shared)

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