OFFICE BUILDING FOR SALE

106 Highpoint Center III, Exit 16 Colchester, Vermont



- 18,720 SF 4-story office building for sale.
- Each floor is 4,680 SF.
- Floor 1 is leased to a dental group; Floor 2 is leased to two tenants; Floors 3 & 4 are leased to PayData. PayData will vacate their floors in June 2022. This provides an opportunity for a user investor to own the building and operate their business on the top two floors.



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40 College Street, Suite 100, PO Box 1007, Burlington, VT 05402-1007 Fax: (802)862-3601



LOCATION: 106 Highpoint Center, Colchester, Vermont

LAND: 0.18 acres with common interest in 4.174 acres

BUILDING SIZE: 18,720 SF

PRICE: \$2,200,000

FEATURES:

- Commercial Zoning—COM
- High quality, professional office building
- Great Green Mountain views of Mansfield and Camel's Hump
- 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
- 100% leased

COMMENTS: Great opportunity for owner user Investment.



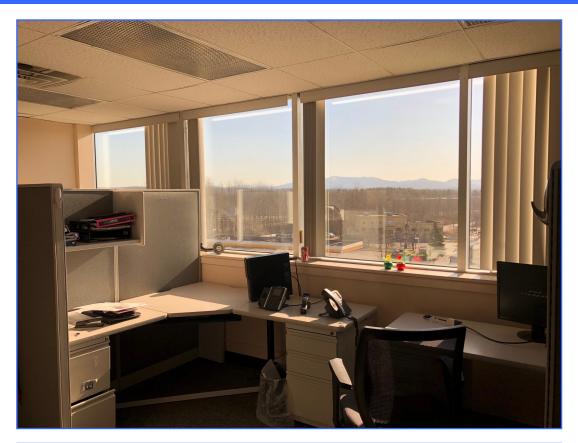
















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