

OFFICE BUILDING CONDOMINIUM UNITS FOR SALE

19 Roosevelt Highway, Colchester, Vermont



PRICE: 3 Floors (units) \$2,400,000 (\$96 psf)

SIZE: Approximately 24,900 SF (3 floors; 8,300 floor plate)

Unit 1 - \$850,000

Unit 2 - \$850,000

Unit 3 - \$900,000



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Information contained herein is believed accurate but is not warranted

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

CONDOMINIUM:

Units 1, 2, and 3 (floors 1, 2, and 3) are all part of the Highpoint Center 1 Office Building Condominium. The condominium consists of a parcel of land containing .276+/- acres together with a three story, 24,900 SF office building. All three condominium units are offered for sale together or as individual units. The units are members in the Highpoint Center Area Association, Inc. (the Area Association). The common area of the association contains 4.18+/- acres and is all the common land outside of the condominium units.

COMMENTS:

Floor 1 is 50% leased: Flex Realty's 4,075 SF lease expires May 2021. The other 4,075 SF of space is vacant; Floor 2 is vacant; Floor 3 is 100% leased to two tenants: Direct Travel's lease expires September 2019, they would vacate their space if requested. CVOEO leases 3,300 SF through 2022.

Good opportunity for owner-occupied business use and/or investment.

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