

# OFFICE BUILDING FOR SALE

**146 State Street**  
Montpelier, Vermont



- 146 State Street is located at the corner of Bailey Avenue and State Street.
- It is a single story structure with a finished basement, built in 1966.
- GMP service, municipal water and sewer, frontage on Bailey Ave and State Street with access from State Street.
- This property is ideal for an owner user or for redevelopment.

Exclusively offered by **WHITE + BURKE Real Estate Advisors, Inc.**

For more information call **TIM BURKE** at (802) 862-1225 x14

[www.whiteandburke.com](http://www.whiteandburke.com)



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**LOCATION:** 146 State Street

**LAND:** 0.29 acres

**BUILDING SIZE:** 2,416 SF (2,352 SF basement)

**PRICE:** \$350,000

**PARKING:** 18 spaces

**INFRASTRUCTURE:**

New roof 2021

New boiler 2011

**ZONING:** Urban Center —1

**FLOOD IMPACT ON BUILDING:** See Attached letter from City of Montpelier.

Information contained herein was provided by sources considered generally reliable, but is offered without any warranty, either explicit or implied.





## 146 State Street

Write a description for your map.





802-223-9506 phone

39 Main Street, Montpelier, VT 05602

802-262-6080 fax

[www.montpelier-vt.org](http://www.montpelier-vt.org)

December 5, 2023

VSECU- Attn. Steve Avery  
PO Box 67  
Montpelier, VT 05602

RE: Clarification on Substantial Damage Evaluation – 146 State Street

Dear Steve,

Per our conversations last week, I want to write to clarify the requirement for substantially damaged commercial buildings. As mentioned in my earlier letter, the determination is that the structure at 146 State Street is Substantially Damaged and must be brought into compliance with the City of Montpelier's River Hazard Area Regulations as adopted on January 3, 2018, and amended through April 13, 2022 (the "RHA Regulations") prior to reoccupation. The examples I gave to come into compliance included being elevated, moved outside the floodplain, or demolished.

For clarification, I should have mentioned in my letter that non-residential properties can also be brought into compliance through dry floodproofing of the structure. The structure at 146 State Street, though, must have the basement filled in to come into compliance with dry floodproofing. The structure may be approved to have the lowest floor dry floodproofed if proper engineering certifications are provided.

I also wanted to provide some clarification to the Substantial Damage (SD) estimates and how it is calculated. The FEMA SD calculator requires one of two methods to make a determination. One requires the use of FEMA's SD estimator software where the value of the building and the cost of repair are both estimated by computer algorithm. This was the process used to make the initial determination. The other option is to use a forensic building appraisal (what the building was worth on July 9<sup>th</sup> prior to the flood) and actual repair estimates. We cannot mix and match (e.g. taking computed building values and actual damage estimates). If you would like to provide information to contest the SD Determination we would need third party information on both building value estimate and actual construction estimates including any proposed improvements.

If you have any additional questions, feel free to email me at [mmiller@montpelier-vt.org](mailto:mmiller@montpelier-vt.org) or give me a call at: 802- 262-6269.

Sincerely,



Mike Miller, AICP CFM  
Director of Planning & Community Development