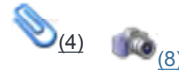


**Commercial/Industrial**  
**4095958 Active**

**384 Route 7 South**  
**Milton , Vermont 05468**



List \$1,000,000



<b>Sale/Lease:</b> Sale	<b>Building Status:</b> Existing
<b>Sub Property Type:</b> Development	<b>Sub Property Type 2:</b> Industrial
<b>Lot Acres:</b> 11.20	<b>Lot SqFt:</b> 487,872
<b>Total Bldg Sqft:</b> 34,154	<b>Total Avail Sqft:</b> 34,154
<b>Year Built:</b> 2009	<b>Submarket:</b>
<b>Tax Year:</b> 2011	<b>Taxes:</b> \$ 32,841.06
<b>Road Front:</b> Yes/ 240	<b>Park Spaces:</b>
<b>Water Front:</b>	<b>Rail Avail:</b>
<b>Surveyed:</b> Yes	<b>Flood Zone:</b> No
<b>Zoning:</b> Checkberry M4	<b>Traffic Count:</b>

**Water Body Type:** **Water Acc Type:**  
**Water Body Name:** **Current/Land Use:** No **Seasonal:**

**Parcel Access ROW:** No **ROW for other Parcel:** **ROW Width:** **ROW Length:**

**Public Rems:** Giant opportunity to expand or build your business! 34,154 sf building (27,594 previously the rink, 6,560 finished) on 11.2 acres. Original 6,560 built in 1967 but completely renovated. A great space for retail, light industrial or warehouse. It's in the high development district, so do your homework. Property may be subdividable, check with the town for information.

**Directions:** From US Route 7 South in Milton, property will be on the left, watch for sign.

<b>\$/SqFt:</b>	<b>Divisible SqFt:</b>	<b>Ceiling Ht:</b>	<b>Door Ht:</b>
<b>Vacancy:</b>	<b>Floors:</b>	<b># Units:</b>	
<b>Docks:</b>	<b>Dock Ht:</b>	<b>Dock Levelers:</b>	<b>Drive/Doors:</b>
<b>Elevators:</b>	<b>Loss Factor:</b> %	<b>Management:</b> \$	<b>CAM:</b>
<b>Insurance:</b> \$	<b>Annual Inc:</b> \$	<b>Annual Exp:</b> \$	<b>NOI:</b> \$

**Topography:** **Railroad Prov:**  
**Phone Co:** **Power Co:**  
**Cable:** **Fuel Co:**

<b>Foundation:</b> Concrete Slab , Other	<b>Exterior:</b> Metal , Wood / Wood Siding , Other
<b>Parking:</b> 21+ Spaces	
<b>Basement:</b> None	<b>Transport:</b> Major Road Access , State Highway
<b>Floors:</b> Concrete , Other	<b>Misc:</b> Fire System , Public Restrooms , Smoke/Heat Detectors
<b>Roof:</b> Asphalt Shingle , Metal	<b>Heating/Cool:</b> Central AC , Hot Air
<b>Financing:</b> Conventional	<b>Sale Includes:</b> Land/Building
<b>Construction:</b> Steel Frame , Wood Frame	<b>Utilities:</b> 3 Phase Power , Public Sewer , Public Water
<b>Type:</b> Amusement/Recreation , Free Standing Building , Industrial , Light Manufacturing , Storefront , Warehouse	<b>Location:</b> Central Business District , Other
<b>Fuel:</b> Propane	<b>Bldg Certific.:</b>
<b>Disability Feat.:</b> Access. Parking , Paved Parking	

<b>Tax Rate:</b>	<b>Assmt:</b> \$1,895,370.00	<b>Assmt Yr:</b> 2010
<b>Tax Class:</b>	<b>Unadjusted Taxes:</b>	<b>Tax Reduct:</b> No
<b>Covenant:</b> No	<b>County:</b> Chittenden	
<b>Recorded Deed:</b> Warranty	<b>Book/Pg:</b> 374/ 879	<b>Plan/Survey:</b>
<b>Map/Blck/Lot:</b> 274C 846// 14	<b>Property ID:</b> 207014-000000	<b>SPAN # (VT):</b> 396-123-10330
<b>Project Bldg Name:</b>	<b>Home Energy Rating Index:</b>	
<b>Invest Info:</b>	<b>Lease Type:</b>	
<b>AC%:</b> %	<b>Signage:</b>	<b>Sprinkler:</b>
<b>Excl Sale:</b>		

**DOM:** 7

**PREPARED BY**

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**SECTION 440 CHECKERBERRY (M4) DISTRICT**

**SECTION 441 Purpose**

The purpose of this district is to allow for a mix of residential, commercial, and limited industrial uses.

**SECTION 442 Permitted Uses**

- (1) SINGLE FAMILY DWELLINGS
- (2) DUPLEXES
- (3) MULTIFAMILY DWELLINGS
- (4) PLANNED UNIT DEVELOPMENTS-Residential
- (5) PLANNED UNIT DEVELOPMENTS-Commercial
- (6) PLANNED UNIT DEVELOPMENTS-Mixed Use
- (7) ELDERLY HOUSING COMPLEX
- (8) RETAIL SALES
- (9) PERSONAL/PROFESSIONAL SERVICES
- (10) RESTAURANTS
- (11) RESTAURANTS, FAST FOOD
- (12) BAKERY/DELICATESSEN
- (13) MOTELS
- (14) BED & BREAKFASTS
- (15) AUTOMOTIVE SALES with associated service and repair
- (16) PUBLIC WAREHOUSING
- (17) PRIVATE WAREHOUSING
- (18) DISTRIBUTING of non-HAZARDOUS MATERIALS
- (19) INSTITUTIONAL ESTABLISHMENTS
- (20) COMMERCIAL PLANT NURSURIES, GREENHOUSES, AND LANDSCAPING SERVICES
- (21) AGRICULTURE
- (22) INDOOR RECREATION
- (23) FORESTRY
- (24) MOBILE HOME PARKS
- (25) CHILD DAY CARE FACILITY

**SECTION 443 Conditional Uses**

- (1) ENCLOSED LIGHT MANUFACTURING AND ASSEMBLY
- (2) RESEARCH AND DEVELOPMENT LABORATORIES
- (3) ENCLOSED WHOLESALE
- (4) ENCLOSED OUTDOOR STORAGE
- (5) CONSTRUCTION AND AGRICULTURAL EQUIPMENT SALES AND SERVICE
- (6) OUTDOOR RECREATION
- (7) DISTRIBUTING of HAZARDOUS MATERIALS

**SECTION 444 Dimensional Requirements**

- |      |   |  |
|------|---|--|
| (1)  | Minimum LOT AREA                        | 20,000 sq. ft.   |
| (2)  | Minimum Road FRONTAGE along Route 7     | 200 ft.  |
| (3)  | Minimum Road FRONTAGE along other roads | 100 ft.  |
| (4)  | Minimum FRONT SETBACK                   | 20 ft.   |
| (5)  | Minimum SIDE SETBACK                    | 10 ft.   |
| (6)  | Minimum REAR SETBACK                    | 10 ft.   |
| (7)  | Maximum BUILDING COVERAGE               | 40%  |
| (8)  | Maximum LOT COVERAGE                    | 60%  |
| (9)  | Maximum BUILDING HEIGHT                 | 4 STORIES  |
| (10) | Maximum DENSITY                         | 7 units per 40,000 sq. ft. (Multifamily Dwellings, PUD-Residential or PUD-Mixed Use) |