

Commercial Sale
4623582
Active

155 Chickering Drive
Brattleboro VT 05301

Unit/Lot #: Lot 3 and p...

Price - List \$1,100,0
Price - Closed
Date - Closed



Year Built 2005
SqFt-TotBld/Src 13,750 Builder
SqFt-TotAvail/Src 13,750 Builder
Zoning Rural Business
Road Front/Lgth Yes 96
Flood Zone No
Lot Acres/SqFt 1.74 / 75,794
Traffic Count
Loss Factor %
DOM 46
Sub Property Type Industrial

Taxes TBD N
Gross Taxes/Year \$29,709.52/
Gross Income
Expenses-Annual
Net Income
Expenses-CAM
Expenses-Taxes \$29,709
Expenses-Utilities
Expenses-Insurance
Expenses-Managmnt
Vacancy Factor
Sub Prop Type Use

Directions From U. S. Route 5, turn onto Chickering Drive (on your right heading south or on the left heading north. Chickering Drive is located between River Valley Credit Union and Citizen Bank. Follow Chickering Drive past the hotel. Property is on the right at the end of the road. Sign at the

Approximately 13,750 sf constructed in 2005 to be utilized as an athletic facility known as Woodman Athletics. Located behind Hannaford's Plaza off a busy, commercial highway (Route 5) with easy access to I-91. A single story, steel frame building with partial mezzanine. 85' x 150' with 22' ceilings. Approximately 1,500 sf office space with 4 baths (2 ADA). Lot is 1.74 acres, landscaped with 64 paved parking spaces.

STRUCTURE

Building #	1	Units Per Building	1	Total Stories	2
Divisible SqFt Min/Max	/	Basement/Access Type	No /		
Foundation	Slab w/ Frost Wall	Basement Description			
Roof	Metal, Standing Seam	Construction		Steel Frame	
Exterior	Metal				
Total Drive-in Doors	1	Door Height	12 feet		
Total Loading Docks	0	Dock Height		Dock Levelers	
Ceiling Height	17-22 ft	Total Elevators	0		

LEVEL TYPE DESCRIPTION

- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7
- UNIT 8

UTILITIES

Heating	Hot Air, In Ceiling, Multi Zone, Programmable Thermostat	Services	Telephone At Site
Heat Fuel	Oil		
Gas - Natural Available	N	Management Co/Phone	/
Cooling	Central AC, Multi Zone	Fuel Company	Barrows & Fisher
Water	Metered, Public	Phone Company	Fairpoint
Sewer	Metered, Public	Cable Company	Fairpoint
Electric	200 Amp Circuit Breaker(s)	Electric Company	Green Mountain Power

LOT / LOCATION

County	VT-Windham	Submarket	
Water Body Access		Project Building Name	Woodman Athletics
Water Body Type		ROW-Parcel Access	Yes
Water Body Name		ROW-Length/Width	262 / 25
Water Frontage Lngth		ROW to other Parcel	Yes
Water Restrictions		Surveyed/By	Yes /SVE Associates
Lot Desc	Deed Restricted, Field/Pasture, Landscaped, Level, Mountain View, Street Lights, Subdivision		Area Desc

FEATURES

Transport/Access	Public Transportation, Paved	Features - Commercial	Fire System, Public Restrooms, Security System, Showers, Smoke/Heat Detectors
Parking	Off Street, Parking Spaces 21+, Paved, Visitor	Features - Accessibility	1st Floor 1/2 Bathroom, Access Common Use Areas, Access Parking, Access Restrooms, Bathroom w/5 Ft. Diameter, Bathroom w/Step-in Shower, Grab Bars in Bathroom, Hard Surface Flooring, No Stairs, No Stairs from Parking, One-Level Business, Paved Parking
Air Conditioning %	100	Sprinkler	Wet
Railroad Avail/Provider	No /	Signage	Adequate
Green Verification Progrm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total	2	Deed Book/Page	334 / 340
Map	07	Block	05	Lot	28.300
SPAN #	081-025-11129	Property ID		Plan Survey Number	A193.3
Assment Amount/Year	\$1,109,890 /	Assments - Special		Current Use	No
Tax Class	Non-Homestead	Tax Rate	2.68	Land Gains	No

DISCLOSURES

Listing Service	Full Service	Sale Includes	Building
Comp Only/Type	No /	Items Excluded	
Short Sale	No	Negotiable	
Seasonal	No	Foreclsd/BankOwnd/REO	No
Investment Info		Financing	Commercial, Conventional
Covenants	No	Auction Date/Time	/
Auction	No	Auctn Price Determnd By	
Auctioneer - Responsible		Auction Info	
Auctioneer License #			
Delayed Showing/Begin Date	N /		

PREPARED BY

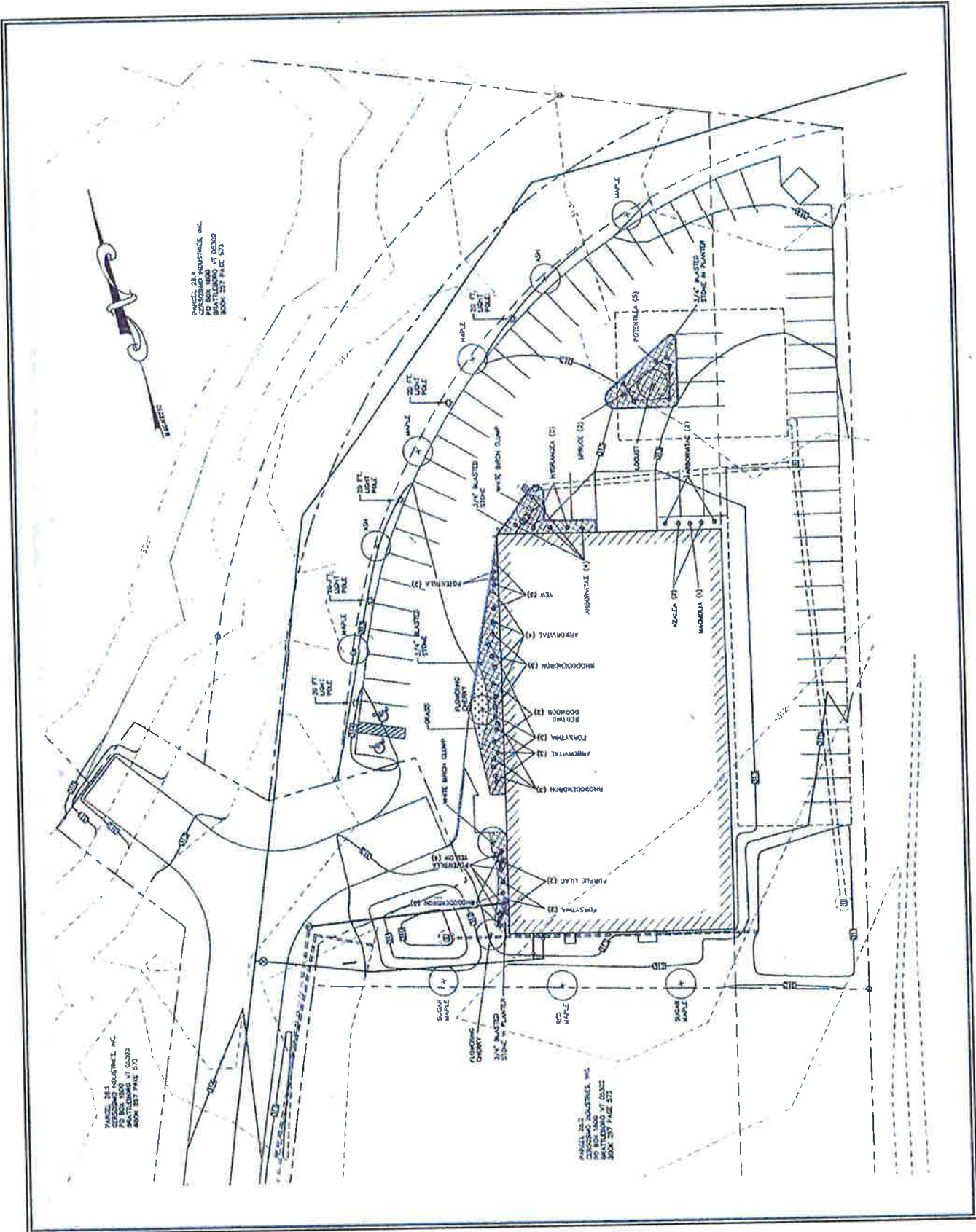
Vicki Gragen - Dirct: 802-257-4313
 VGRAGEN@CERSOSIMO.COM

River Rock Associates - Off: 802-257-4313
 439 West River Road
 Brattleboro VT 05302

NO IMAGE
AVAILABLE

NO IMAGE
AVAILABLE

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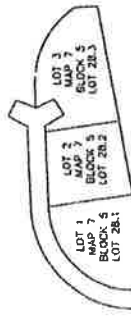
PARCEL 214
 CROWN INDUSTRIES, INC.
 225 BOX ROAD
 BRATTLEBORO, VT 05702
 BOOK 257 PAGE 573

PARCEL 215
 CROWN INDUSTRIES, INC.
 225 BOX ROAD
 BRATTLEBORO, VT 05702
 BOOK 257 PAGE 573

PARCEL 212
 CROWN INDUSTRIES, INC.
 225 BOX ROAD
 BRATTLEBORO, VT 05702
 BOOK 257 PAGE 573

SITE MAP

Application No. 2007-087
 Approved by the Town of Brattleboro, Vermont
 Development Review Board on 8/16/07
 Approved by the State of Vermont
 on 8/16/07
 State of Vermont
 Department of Public Safety
 Division of Motor Vehicles
 Registrar
 Approved



LOT CONFIGURATION BEFORE
 PROPOSED SUBDIVISION

MAP 7 BLOCK 05 PARCEL 28
 WE 90 TELECOM CENTER, LLC
 433 WASHINGTON STREET
 CHICAGO, MA 01742
 BOOK 334 PAGE 601

MAP 7 BLOCK 05 PARCEL 31
 TECHNICAL BRIDGE REAL ESTATE, LLC
 434 WINCHESTER ST.
 KEENE, MA 02431
 BOOK 333 PAGE 285

MAP 7 BLOCK 05 PARCEL 34
 EAGLES FRATERNAL ORDER
 OF BRATTLEBORO
 54 CHICKERING DR.
 BRATTLEBORO, VT 05301
 BOOK 283 PAGE 882

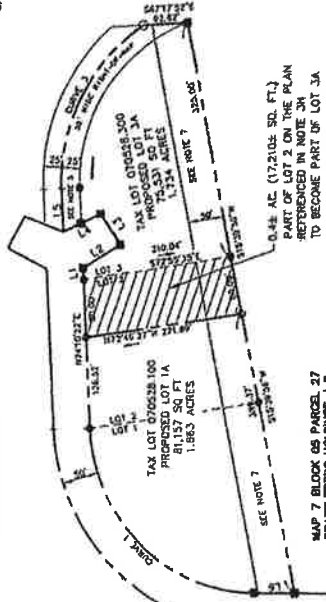
MAP 7 BLOCK 05 PARCEL 36
 RIVER VALLEY CREDIT UNION
 PO BOX 6368
 BRATTLEBORO, VT 05304
 BOOK 287 PAGE 296

MAP 7 BLOCK 05 PARCEL 38
 RIVER VALLEY CREDIT UNION
 820 PUTNEY RD.
 BRATTLEBORO, VT 05301
 BOOK 274 PAGE 596

MAP 7 BLOCK 05 PARCEL 28.5
 HOSPITALITY BRATTLEBORO, LLC
 100 CHICKERING DR.
 BRATTLEBORO, VT 05301
 BOOK 342 PAGE 885

MAP 7 BLOCK 05 PARCEL 28.4
 HOSPITALITY BRATTLEBORO, LLC
 100 CHICKERING DR.
 BRATTLEBORO, VT 05301
 BOOK 342 PAGE 885

MAP 7 BLOCK 05 PARCEL 24
 BRATTLEBORO PUBLISHING CO.
 62 BLACK MOUNTAIN RD.
 BRATTLEBORO, VT 05301
 BOOK 250 PAGE 128



MAP 7 BLOCK 05 PARCEL 27
 BRATTLEBORO HOLDINGS, L.P.
 150 WHITE PLAINS RD
 TARTAROVILLE, VT 05391
 BOOK 207 PAGE 38

LINE	LENGTH	BEARING
L1	12.61	S45°22'27"
L2	61.05	S45°22'27"
L3	57.79	S89°22'56"
L4	58.54	S43°00'00"
L5	56.63	S43°00'00"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DBL	CHORD LEN.	DELTA
C 1	353.11	279.50	222.03	109.49	30°W	318.41	88°00'00"
C 2	292.75	238.19	144.02	104.15	S52°15'52"	291.58	58°18'30"

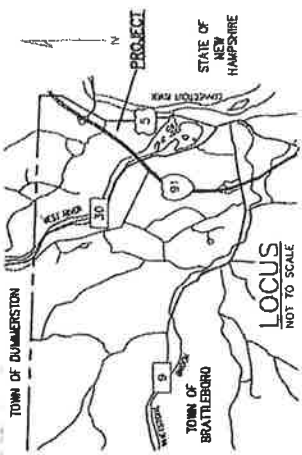
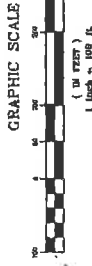
VERMONT CERTIFICATION

THIS SURVEY AND PLAT IS BASED ON INFORMATION PROVIDED BY THE CLIENT/OWNER AND PHYSICAL EVIDENCE FOUND. THIS SURVEY AND PLAT IS CONSIDERED TO BE A RURAL SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES INCLUDING THE INSTALLATION OF ELECTRICAL, GAS, WATER, OR SEWER LINES OR ANY OTHER UTILITY. THE FOLLOWING INFORMATION WAS ALSO UTILIZED IN PERFORMING THIS SURVEY: DEEDS AND PLATS AS REFERENCED HEREON AND WHEREIN THIS SURVEY PLAT AND ALL INFORMATION HEREON HAS BEEN FILED OR RECORDED UPON BY ANY OTHER PARTY, EXCEPT WITH THE WRITTEN PERMISSION OF SVE ASSOCIATES. THIS PLAT IS INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL.

3-7-2008
 WILLIAM J. KONOPACKI, L.L.E.S.
 Surveyor



PUTNEY ROAD
 U.S. ROUTE 5
 SEE NOTE 4



NOTES

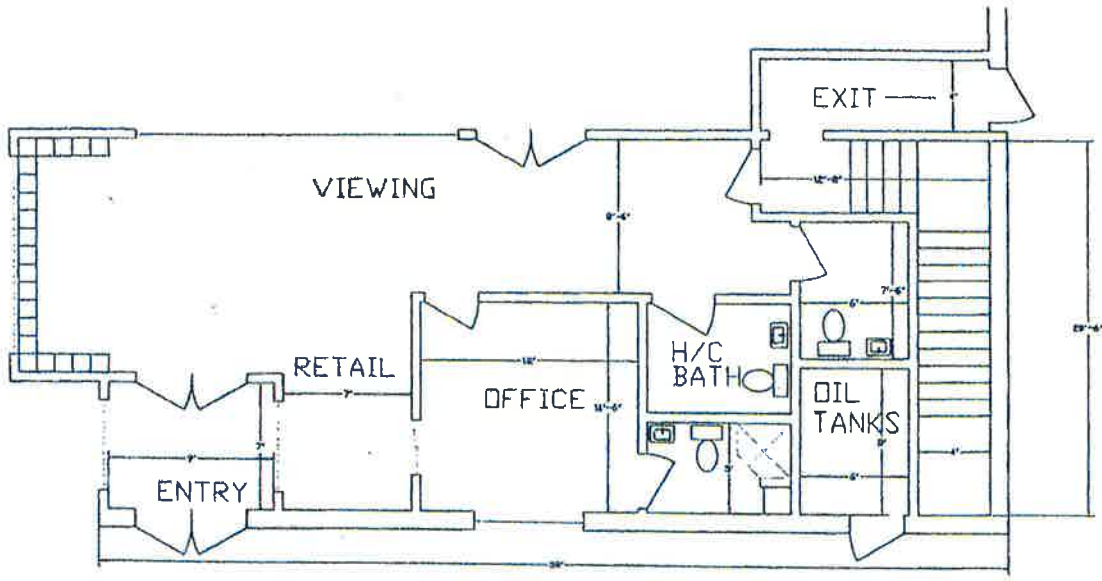
- BEARINGS ARE GRID NORTH BASED ON THE PLAN REFERENCED IN NOTE 3A.
- OWNER INFORMATION:
 A) DEED REFERENCE FOR TAX LOT 7-5-28.1 & 7-5-28.2 A WARRANTY DEED DATED 12-18-1996 AND RECORDED IN THE BRATTLEBORO TOWN CLERK'S OFFICE ON 12-20-1996 IN BOOK 257, PAGE 573. OWNERS ADDRESS: PO BOX 1800, BRATTLEBORO, VERMONT, 05301.
 B) DEED REFERENCE FOR TAX LOT 7-5-28.3 A WARRANTY DEED OF SURETY DATED 12-18-1996 AND RECORDED IN THE BRATTLEBORO TOWN CLERK'S OFFICE ON 2-16-2005 AND BOOK 334, PAGE 340. OWNERS ADDRESS: PO BOX 8272, BRATTLEBORO, VT 05302.
 C) REFERENCE IS MADE TO THE FOLLOWING PLANS:
 A) BOUNDARY SURVEY PREPARED FOR NORTHEAST COOPERATIVES, PREPARED BY SVE ASSOCIATES, DATED FEBRUARY 1989, PROJECT NO. 3421.
 B) PLAN SHOWING 15.00-ACRE PARCEL BELONGING TO RICHARD A. TRUSTEES, PREPARED BY W. E. SHAWMAY, DATED 11-23-1972.
 C) PLAN OF LAND FOR JOHN KALLOS, SIMON KONOVER & BARRY GREENE, PREPARED BY GORDON L. ANSWORTH & ASSOCIATES, INC., DATED 11-23-1972.
 D) SURVEY PREPARED FOR EAGLE STREET REALTY, PREPARED BY SVE ASSOCIATES, DATED 3-09-05, PROJECT NO. 2018.
 E) BOUNDARY SURVEY SHERWOOD PROPERTIES, INC., PREPARED BY DUFRESNE-HENRY, DATED 9-14-1994.
 F) THE PROPERTY MAPS OF THE TOWN OF BRATTLEBORO.
 G) PREVIOUS RECORDS OF SWEET'S & JANNA B. ROSS, RECORDED IN THE BRATTLEBORO TOWN CLERK'S OFFICE ON SLIDE 129 DATED 3-30-2000, PREPARED BY SVE ASSOCIATES AND RECORDED IN THE BRATTLEBORO TOWN CLERK'S OFFICE ON SLIDE 59.
 H) REVISION SUBDIVISION PLAN PREPARED FOR CERSOSIMO INDUSTRIES INC., DATED 3-30-2000, PREPARED BY SVE ASSOCIATES AND RECORDED IN THE BRATTLEBORO TOWN CLERK'S OFFICE ON SLIDE 59.
 I) THE RIGHT-OF-WAY LIMITS OF VERMONT ROUTE 5 (PUTNEY ROAD) IS BASED ON PHYSICAL EVIDENCE FOUND AND PREVIOUS SURVEYS AND ARE SUBJECT TO AND/OR BENEFITED BY THE RESPECTIVE LAYOUTS.
 J) LOT 3 IS ARE SUBJECT TO A 25' WIDE EASEMENT FOR FUTURE USES.
 K) CHICKERING DRIVE IS A 50' WIDE RIGHT OF WAY AND EASEMENT, BENEFITING THE LOTS SHOWN AND THE ADJACERS THEREON. REFERENCE IS MADE TO THE PLAN DESCRIBED IN NOTE 3M FOR FURTHER INFORMATION.
 L) REFERENCE IS MADE TO EASEMENTS FOR ACCESS DRAINAGE AND UTILITIES AS MENTIONED IN THE WARRANTY DEED REFERRED TO IN NOTE 3A, HERCON.

LOT LINE ADJUSTMENT PLAN
 PREPARED FOR
CERSOSIMO INDUSTRIES INC.
WOODMAN REALTY, LLC
 LOCATED ON CHICKERING DRIVE
 TOWN OF BRATTLEBORO, COUNTY OF WINDHAM, STATE OF VERMONT

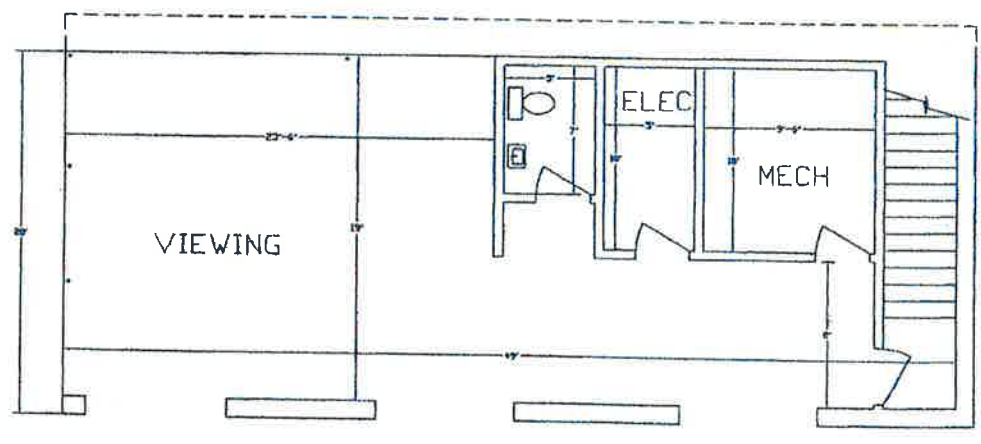
SVE Associates
 Surveyors
 70 Main St., Brattleboro, VT 05301
 Telephone: (802) 337-0381 Fax: (802) 337-0382
 www.sveassociates.com

REVISED 3-7-2008
 DATE SURVEYED: 3/2008 & 7/2007
 DRAWN BY: J. KONOPACKI
 CHECKED BY: J. KONOPACKI
 SCALE: 1"=100'
 PROJ. NO.: BR-02
 CUD FILE NO.: BR-02-01

SURVEY MAP



FIRST FLOOR



SECOND FLOOR

BUILDING SKETCH

155 Chickering Drive, Brattleboro, Vermont – exterior



A warm welcoming entry



Drive up to property



North side of building with overhead door



View to the south, extra space for expansion

155 Chickering Drive, Brattleboro, Vermont – interior



Front entrance from entrance



Office



View from mezzanine



View toward rock wall, office and mezzanine



- Road Conditions
 - Fair
 - Poor
 - Closed
- Road Closures
 - Restricted - One Way C
 - Restricted - One Way C
 - Restricted - Alternating
 - Restricted - Alternating
 - Restricted - Alternating
 - Full Closure
- Parcels - Satellite
- Zoning Districts
 - Waterfront
 - Rural Residential
 - Residential Neighborhood
 - Mixed Use Neighborhood
 - Institutional
 - Rural Business
 - Neighborhood Center
 - Service Center
 - Village Center
 - Urban Center
 - Interstate 91
- Master Address Numbers
 - AZ
 - Parcel Misc Lines
 - 1250-Hooks
 - Private ROW
 - ROW
 - Prop Rd RW
 - RW
 - Utility
 - Parcel Map Index
- VT Highways
 - Interstate
 - State Highway
 - State Highway
 - State Highway
- Town Boundary
- Buildings - Approximate location
- Streets
- Parcels
- Misc Rivers and Streams
- Parcel Rivers and Streams



Brattleboro, VT

Printed on 03/08/2017 at 02:00 PM

320 640 ft

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