

Gregoire Real Estate

160 South Main St., Suite 1 - Barre, VT 05641 **Tele:** 802-476-1184 **Fax:** 476-8709



DATASHEET FOR 279 RIVER STREET – MONTPELIER, VT

Address	279 River St.	Town	Montpelier	Price	\$209,000
# of Units	3	# of Units Currently Rented	3	# of Parking Spaces	5
Square ft.	2,196	Lot Size	+/- .60 of acre	Style	Colonial
Construction	Frame	Zoning	Commercial	Type of Investment	Rental Property
Basement	Full & Unfinished	Parking: Paved Y/N	No	Water	YES
Heat & Hot Water	YES	Sewer	YES	Fuel	Gas
Gallons Used in a Year	Est. 731 gallons	Property Appraised?	YES	Stories	3
Condition	Very Good	Age of Building	+/- 110 yrs.	Roof	Asphalt
Elevators	No	A/C	NO	Restrictions	None
Exterior	Vinyl Siding	Street Surface	Paved	Washer/Dryer Hookup?	Yes - 1
Foundation	Granite	Interior Walls	Sheetrock/Panel	Tax Map	2.6
Sprinklers	No	Hwy Proximity.	50 ft	Census Tract	PL50 1610
Size of Units	Aprox. 700 sq.ft.	Leased Units	1	Flood Zone	No
Total Rooms	11	Total Bedrooms	5	Total Baths	3
Unit 1	2 Bdrm, porch, Washer/Dryer, Warm air Gas-Propane	Unit 2	2 Bdrm with deck. Gas Direct Vent	Unit 3	1 Bdrm with deck. Gas Direct Vent

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ESTIMATED ANNUAL COST OF OWNERSHIP

Mowing	\$	115.00
Advertising & License	\$	100.00
Insurance	\$	1,184.00
Snow Removal	\$	150.00
Taxes	\$	3,346.00
Repairs & Maintenance	\$	1000.00
Supplies	\$	500.00
Electricity	\$	1,200.00
Gas - Heat	\$	1,170.00
Water/Sewer	\$	1,200.00
Rubbish	\$	840.00
TOTAL	\$	10,805.00

COMMENTS: Commercially zoned prime location. Near future round about, (this is expected within the next two years) and is next to Walker Ford Motors.

- Each apartment unit has its own hot water tank.
- The furnace for this apartment building is about four years old.
- Condition of internal wiring, plumbing and heating is excellent.
- Roof will need to be replaced in the next two-three years.
- This property was appraised on November 6, 2006 at \$219,000 and it includes three stoves and refrigerators
- First floor has washer/dryer hookup and each unit has separate heating systems.
- Brand new vinyl replacement windows and the building also has low maintenance vinyl siding.
- Landlord pays the power and heat for first and second units and is currently heating the downstairs. **Note:** Lease is up for apartment unit 1. The utilities for each apartment unit will be separated this year, resulting in a gas and electricity savings of \$2,200.
- Potential office space and this is an excellent starter investment property.
- Each unit consists of carpet and linoleum flooring.
- This property has been assessed by the City of Montpelier at \$180,000.

****Disclaimer:** All information is believed to be accurate. Subject to verification and is not warranted.

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