

**FOR SALE**  
**GARY LIBRARY BUILDING**  
**36 COLLEGE STREET MONTPELIER, VT**



Beautiful Building on the Campus of the  
Vermont College of Fine Arts

Total Size: 8,166 SF

First Floor:

-Central Hall: 1,450 SF w/ 17' ceiling  
& fireplace

-North Room: 725 SF w/ 17' ceiling

Four Offices:

-Two @ 10' x 17' 6"

-Two @ 11' x 10' 6"

Large Entry Vestibule

Mezzanine Level 15' 6" x 28' 6"

Bathrooms: Three

Lower Level: 27'3" x 83' plus  
bathrooms & utility rooms

Ample Parking within Common  
Parking Lot

Utilities

-Municipal Water & Sewer

-Electrical Service

-Single Phase, 400 amps

-Green Mountain Power

Zoning: Mixed Use Residential  
Permitted & Conditional Uses found  
in the Campus Master Plan attached

Offering Price: \$750,000

**CBRE**

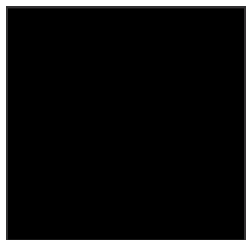
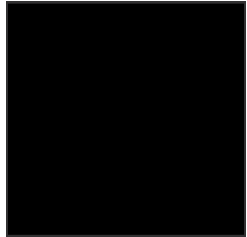
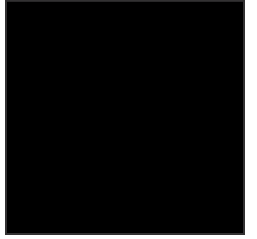
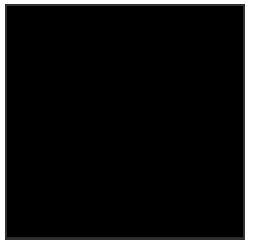
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**KEY**

- 1 Dewey Hall — 1 West St
  - 2 College Hall — 38 College St
  - 3 Stone Science Building — 62 Ridge St
  - 4 Schuemaker Hall — 32 College St
  - 5 Crowley Hall — 11 College St
  - 6 Martin House — 33 College St
  - 7 Gary Library — 35 College St
  - 8 Glover Hadley Hall — 37 College St
  - 9 Noble Hall — 19 College St
  - 10 Bishop Hatch Hall — 87 College St
  - 11 Munroe Hall — 45 College St Proposed
  - A Parcel A
  - B Parcel B
  - C Parcel C
  - D Parcel D
  - E Parcel E
  - F Parcel F
  - G Parcel G
  - H Parcel H
- Existing VCFA Property



# Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

## RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

## You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

## Brokerage Firms May Offer

### NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

### THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

#### I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Agent Signing Below

[ ] *Declined to sign*

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] *Declined to sign*