

**FOR SALE**  
**DEWEY HALL DORMITORY BUILDING**  
**ONE WEST STREET MONTPELIER, VT**



On the Campus of the  
Vermont College of Fine Arts

Total Size: 38,392 SF

**First Floor:**

- Central Lobby
- Function Room with fireplace
- Manager's suite
- 21 Dorm rooms
- Shared bathrooms

**Second Floor:**

- 31 Dorm rooms

**Third Floor:**

- 31 Dorm rooms

**Lower Level:**

- Large commercial kitchen
- Dining hall

Parking: 10 spaces

Lot Size: .72 acres

**Utilities**

- Municipal Water & Sewer
- Electrical Service
  - 3 Phase, 600 amps
  - Green Mountain Power

Zoning: Mixed Use/Residential  
Permitted & Conditional Uses

Offering Price: \$1,900,000

**CBRE**

Mark Bezold  
Direct: 202-585-5684  
mark.bezold@cbre.com

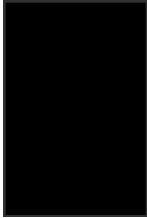
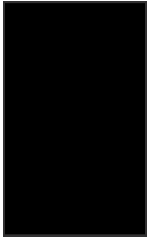
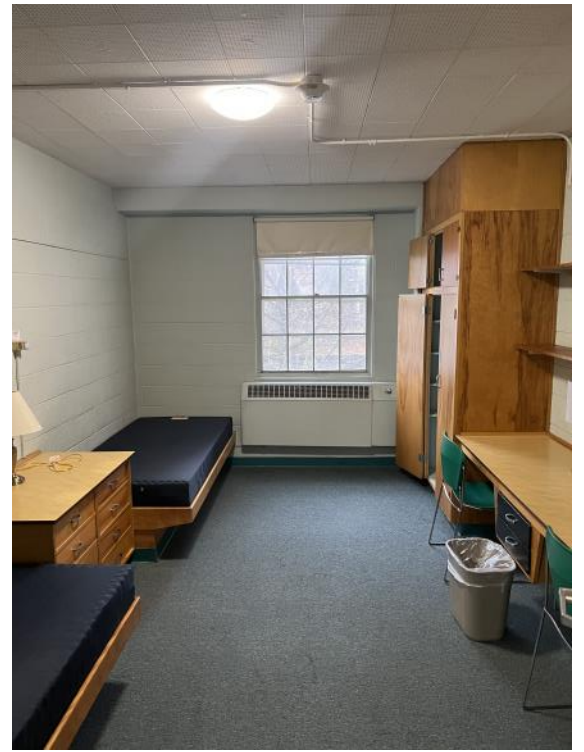
Troudy Vaughan  
Direct: 202-747-4979  
troudy.vaughan@cbre.com

**NAI J.L. Davis Realty**

Jeff Nick  
Direct: (802) 876-6923  
jeff@jeffnick.com  
www.jldavisrealty.com

Rick Harrison  
Direct: (802) 876-6924  
rickh@jldavisrealty.com  
www.jldavisrealty.com

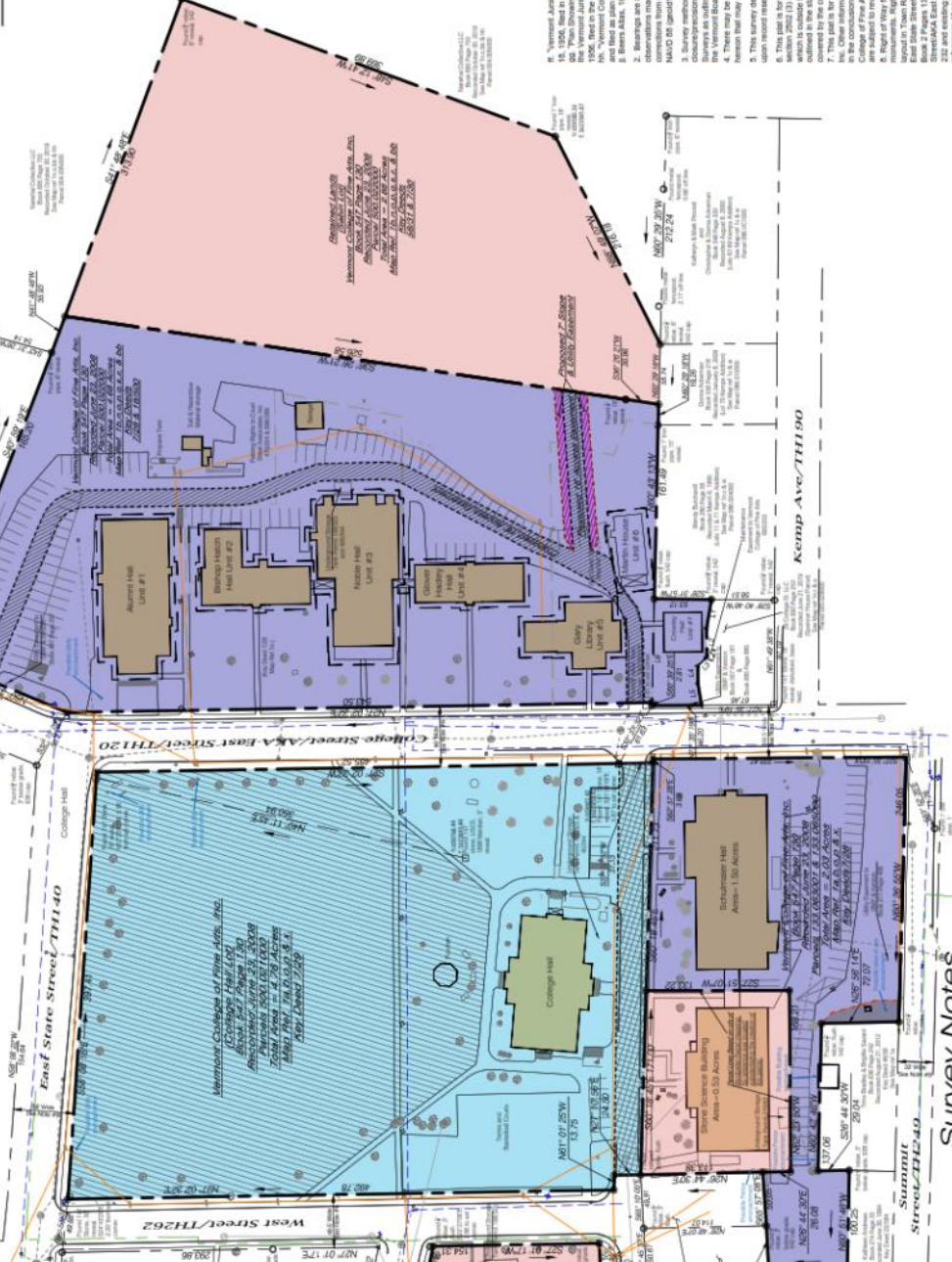






# Legend

- Boundary Line
- Abutment Line
- Easement Line
- Former Boundary Line
- Overhead Utility Line
- Wood/Chain Fence Line
- Tie Line
- Green Line
- Storm Line
- Water Line
- Gas Line
- Found Iron Pipe/Pillar
- Set Nail
- Flagged Concrete Monument
- Sign
- Light
- Utility Guywire
- Hydrant/Catch Valve
- Storm Manhole
- Catch Basin
- Cantile Tree
- Deciduous Tree



City of Montpelier Received for Record

A.D. \_\_\_\_\_ minutes \_\_\_\_\_ M

at \_\_\_\_\_ o'clock

and recorded for \_\_\_\_\_

at \_\_\_\_\_ Town Clerk

Line #	Area (Acres)	Area (Sq. Ft.)
L1	27.90	1,927,174.10
L2	26.53	1,852,524.10
L3	13.16	917,387.40
L4	13.16	917,387.40
L5	35.51	2,467,222.10
L6	98.42	6,807,202.10

## Location Plan-n-t.s.

Survey Notes Cont

1. This is a portion of the Vermont College of Fine Arts, Inc. known as Armand Lot belonging to the City of Montpelier, Vermont, as shown on the plan of the City of Montpelier, Vermont, prepared by George H. Cook, P.E., last revised July 27, 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

2. This is a portion of the Vermont Junior College, as shown on the plan of the City of Montpelier, Vermont, prepared by George H. Cook, P.E., last revised July 27, 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

3. This is a portion of the Vermont College of Fine Arts, Inc., as shown on the plan of the City of Montpelier, Vermont, prepared by George H. Cook, P.E., last revised July 27, 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

4. This is a portion of the Vermont College of Fine Arts, Inc., as shown on the plan of the City of Montpelier, Vermont, prepared by George H. Cook, P.E., last revised July 27, 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

5. This is a portion of the Vermont College of Fine Arts, Inc., as shown on the plan of the City of Montpelier, Vermont, prepared by George H. Cook, P.E., last revised July 27, 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

6. This is a portion of the Vermont College of Fine Arts, Inc., as shown on the plan of the City of Montpelier, Vermont, prepared by George H. Cook, P.E., last revised July 27, 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

7. This is a portion of the Vermont College of Fine Arts, Inc., as shown on the plan of the City of Montpelier, Vermont, prepared by George H. Cook, P.E., last revised July 27, 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

8. This is a portion of the Vermont College of Fine Arts, Inc., as shown on the plan of the City of Montpelier, Vermont, prepared by George H. Cook, P.E., last revised July 27, 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

9. This is a portion of the Vermont College of Fine Arts, Inc., as shown on the plan of the City of Montpelier, Vermont, prepared by George H. Cook, P.E., last revised July 27, 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

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### Survey Notes

1. This is a portion of the Vermont College of Fine Arts, Inc., as shown on the plan of the City of Montpelier, Vermont, prepared by George A. Kirtland, C.E., last revised August 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

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### Survey Notes

This survey is based upon research performed in the City of Montpelier, Vermont, and the following notes are hereby published:

1. Vermont College Campus Plan, prepared by Fred C. Kirtland, P.E., last revised December 27, 1957, and recorded in the City of Montpelier Land Records, Book 27, Page 103, and in the City of Montpelier Land Records, Book 27, Page 104.

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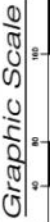
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September 25, 2023

Joseph R. Flynn, L.S. 714

Date



REVISION

DATE

SYMBOL

DESCRIPTION

1. RECORD DRAWING

2. PRELIMINARY

3. FINAL

4. O'LEARY-BURKE CIVIL ASSOCIATES, P.C.

13 CHESAIRE AVENUE, SUITE 207, MONTPELIER, VT 05602

PHONE: 802-253-1111 FAX: 802-253-1111

EMAIL: o'bureau@olearyburke.com

## Boundary Survey

for

### Vermont College of Fine Arts, Inc.

1 West St., 62 Ridge St., & 32, 36, 45 College St. Montpelier, Vermont

DATE: 07/25/2023

BY: PLI

SCALE: 1"=80'



# 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*