

**FORECLOSURE: COMMERCIAL PROPERTY ON
1.18± ACRES IN SOUTH BURLINGTON, VT**

 **AUCTION**
TUESDAY, JUNE 9 @ 11AM

Registration & Inspection from 10AM

ADDRESS: 60 Ethan Allen Drive, S. Burlington, VT 05406

Open House: TBD

Business is occupied. Please respect tenants.



The Thomas Hirschak Company presents a Foreclosure Commercial Real Estate Auction at 60 Ethan Allen Drive in South Burlington, Vermont. Built in 1986, this property sits on 1.18± acres and offers a prime opportunity to acquire commercial real estate in one of Vermont's most active and desirable business corridors, with convenient access to major routes, retail centers, and the greater Burlington area.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built	1986
Siding	Metal
Roof	Metal
Basement	None
Foundation	Concrete
Heat	Unknown
Water	Town
Sewer	Town
Square Footage	5,840±
Rooms	4±
Baths	Unknown
Acreage	1.18±
Zoning	Commercial
Road Frontage	520± feet
Assessment	\$491,500.00
Year Taxes	\$10,785.48

AUCTION TERMS: To bid, a deposit of Ten Thousand Dollars (\$10,000.00) cash, certified check or bank check must be made at the time of sale. The successful bidder will be required to execute a Purchase and Sale Agreement. The successful bidder will also be required to increase the deposit amount beyond the initial bidding deposit of \$10,000.00, within five (5) business days after the conclusion of the auction, such that a total deposit of ten per cent (10%) of the overall purchase price has been placed in escrow with the Bank. The balance of the purchase price must be paid in Acceptable Funds within thirty (30) days after the date of sale, time being of the essence. Said premises will be sold subject to all unpaid taxes and any liens for unpaid real estate taxes existing at the time of sale, and to any and all other liens, easements, rights, tenancies, and encumbrances which are precedent or may take precedence over said Mortgage.

NOTE: For all Foreclosures, the required deposit must be in the form of Cash or a Bank/ Cashier's check and must be made payable to "Hirchak Brothers, LLC". Banks will not accept checks that are made payable to the holder and signed over to Hirchak Brothers, LLC.



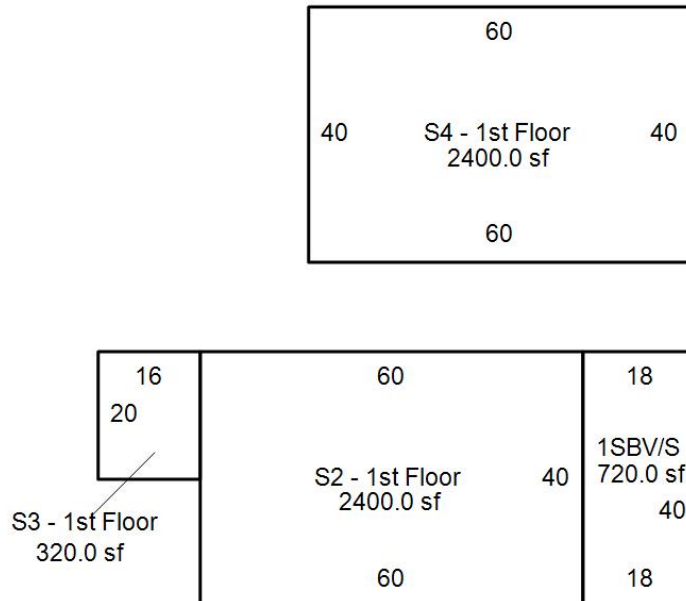
Web Data

South Burlington, VT

Official copies of data must be obtained at the South Burlington Assessor's Office.
 Last Updated: February 01, 2024

Owner Information				Parcel Value Information			
Parcel	0640-00060			Land Value	168,000	Homestead	
Owner	J & E ENTERPRISES LLC 60 ETHAN ALLEN DRIVE S BURLINGTON, VT 05403			Dwelling Value		Housesite	
Location	ETHAN ALLEN DR			Site Imprvmt			
Sec/TWP/Range				Outbuildings			
Descr				Total	491,500		
				Photo not available.			
Parcel Information				Sales Information			
NBHD	67	SPAN	600-188-16102	Book	1001	Sale Date	2011-03-28
Acres	1.18	Status	A - Active	Page	304	Sale Price	440,000
BUILDING	Total Rooms	Year Built	1986	Building SF		Energy Adj	No Data
	Bedrooms	Effect Age		Quality		Bsmt Wall	No Data
	Full Baths	Condition	No Data	Style	No Data	Bsmt SF	
	Half Baths	Phys Depr		Design	No Data	Bsmt Fin	
	Kitchens	Funct Depr		Bldg Type	No Data	Bsmt Fin SF	
	Econ Depr						
	Notes						
BUILDING	Total Rooms	Year Built	1986	Building SF		Energy Adj	No Data
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	Full Baths	Condition	No Data	Style	No Data	Bsmt SF	
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	Notes						
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	Half Baths	Phys Depr		Design	No Data	Bsmt Fin	
	Kitchens	Funct Depr		Bldg Type	No Data	Bsmt Fin SF	
	Econ Depr						
	Notes						
LAND	Land	6 Area	1.18	Grade	1.00	Frontage	Depth

Sketch



PAYABLE TO:
MAIL TO:

CITY OF SOUTH BURLINGTON

180 MARKET STREET
SOUTH BURLINGTON VT 05403

TAX BILL

802 846 4152

PARCEL ID	BILL DATE	TAX YEAR
0640-00060.	04/15/2026	2025

Description: 1.18A, COMM
Location: 60 ETHAN ALLEN DR

OWNER **J & E ENTERPRISES LLC**
60 ETHAN ALLEN DRIVE
S BURLINGTON VT 05403

SPAN # 600-188-16102 SCL CODE: 188
TOTAL PARCEL ACRES 1.18

FOR INCOME TAX PURPOSES

ASSESSED VALUE	NONHOMESTEAD
REAL 491,500	491,500
TOTAL TAXABLE VALUE 491,500	491,500
GRAND LIST VALUES 4,915.00	4,915.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
City Operating	0.5187	x4,915.00=	2,549.41	NON HOMESTEAD EDUCATION	1.6552	x4,915.00=	8,135.31
Open Space	0.0100	x4,915.00=	49.15	1.7030 (state rate) / 102.89% (CLA ÷ SA) = 1.6552			
Local Agreement Vet	0.0005	x4,915.00=	2.46	TOTAL EDUCATION TAX			8,135.31
Penny for Paths	0.0100	x4,915.00=	49.15	EDUCATION STATE PAYMENT			0.00
Revised Bill				EDUCATION NET TAX DUE			8,135.31
				TAX SUMMARY			
				Municipal + Education			
TOTAL MUNICIPAL TAX			2,650.17	TOTAL TAX			10,785.48
MUNICIPAL STATE PAYMENT			0.00	TOTAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			2,650.17	TOTAL NET TAX DUE			10,785.48

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

CITY OF SOUTH
TAX YEAR 2025

1ST PAYMENT DUE	
08/18/2025	
OWNER NAME	
J & E ENTERPRISES LLC	
PARCEL ID	
0640-00060.	
AMOUNT DUE	3595.16
AMOUNT PAID	<u>Revised Bill</u>

CITY OF SOUTH
TAX YEAR 2025

2ND PAYMENT DUE	
11/17/2025	
OWNER NAME	
J & E ENTERPRISES LLC	
PARCEL ID	
0640-00060.	
AMOUNT DUE	3595.16
AMOUNT PAID	<u>Revised Bill</u>

CITY OF SOUTH
TAX YEAR 2025

3RD PAYMENT DUE	
03/16/2026	
OWNER NAME	
J & E ENTERPRISES LLC	
PARCEL ID	
0640-00060.	
AMOUNT DUE	3595.16
AMOUNT PAID	<u>Revised Bill</u>

Taxes unpaid after the due date are considered delinquent. An 8% penalty will be assessed plus 1% interest. Interest accrues monthly on the due date.