

**NON-JUDICIAL FORECLOSURE: FORMER MARKET
COMMERCIAL PROPERTY ON 1.40± ACRES IN
HINESBURG, VT**



THURSDAY, NOVEMBER 5, 2026 @ 11AM

Registration & Inspection from 10:00AM

14312 Route 116, Hinesburg, VT 05461

OPEN HOUSE: TBD



This commercial property at 14312 Route 116 in Hinesburg, Vermont, formerly operated as a local market. Situated on 1.40± acres, the property includes a two-story commercial building with approximately 10,277± sq. ft. The exterior includes a deck, covered patio, garden space and a partial fence.

Located directly on Vermont Route 116, the property has good visibility along a well-traveled route with regular local and commuter traffic. It is also close to schools, local businesses, residential neighborhoods, and the village area, providing convenient access within Hinesburg.

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	1948
Siding	Wood
Roof.....	Shingles
Basement.....	None
Foundation	Block, Stone
Heat.....	Geothermal, Heat Pump
Cooling.....	Central A/C
Water	On Site
Sewer	On Site
Square Footage	10,277± SF
Rooms.....	Unknown
Bedrooms	3
Baths.....	3
Acreage	1.4± Acres
Assessment.....	\$593,700
Town of Hinesburg Taxes	\$8,781.42

AUCTION TERMS: To qualify to bid, prospective bidders must tender to the auctioneer before the foreclosure sale the amount of \$10,000.00 (the "Bid Qualifying Deposit") in cash, certified funds or bank check. The Property will be sold to the highest bidder, and the successful bidder's Bid Qualifying Deposit will be held as a non-refundable deposit, and will be considered reasonable liquidated damages if the highest bidder fails to close on the purchase of the Property. The closing shall be held, and the balance of the purchase price shall be due and payable in cash, certified funds, bank check, or other primary bank obligation, upon the delivery of the Foreclosure Deed to the purchaser within forty-five (45) days of the foreclosure sale, unless such date is mutually extended by the parties. The successful bidder will be responsible for all outstanding taxes and municipal charges.

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 "Hirschak Brothers, LLC". Banks will not accept checks that are made payable to the holder and signed over to Hirschak Brothers, LLC.



Parcel

Parcel Number :

Owner Name :

OwnerAdd :

City :

State :

St/Road :

St/Road # :

Pr State :

Pr Zip Code :

001235

CNE PROPERTY SERVICES LLC

14312 ROUTE 116

HINESBURG

ROUTE 116

14312

05461

Section 1

Total Area

Number of Stories(Section)

Number of Stories(Building)

Perimeter

Shape

Age

Base Date (yyyy/mm)

Overall Depreciation

External Depreciation

10,277

2

2

380

Irregular

50

2023/10

50.00%

20.00%

Occupancy (section 1)

Name	Class	Height	Rank
62% Mixed Retail w/ Resid. Units	D	9	2.00
19% Apartment	D	8	2.00
19% Equip. Storage Bldg. (Obs.)	D	6	1.00

Component (section 1)

Name	Units/%	Other
	0	
Stud Walls-Wood Siding	100%	
Forced Air Unit	80%	

Cost Section 1

Description	Units/%	Cost	Total
Basic Structure			
Base Cost	10,277	75.46	775,502
Exterior Walls	10,277	18.57	190,844
Heating & Cooling	8,222	9.65	79,342
Basic Structure Cost	10,277	101.75	1,045,688
Less Depreciation			
Physical & Functional	50%	0.00	522,844
External	20%	0.00	209,138
Depreciated Cost	10,277	30.53	313,706

Land Values

LAND	Size	Nbhd Mult	Grade	Depth	Cost
SI Bldg Lot	1.40	1.00	1.50		255,000
SITE IMPS	Quantity	Quality			
Water	Typical	Average			5,000
Sewer	Typical	Average			20,000
NOTES					
GL 2022					
renovation under way occ rank i					

Total Property Value

Total Property Cost

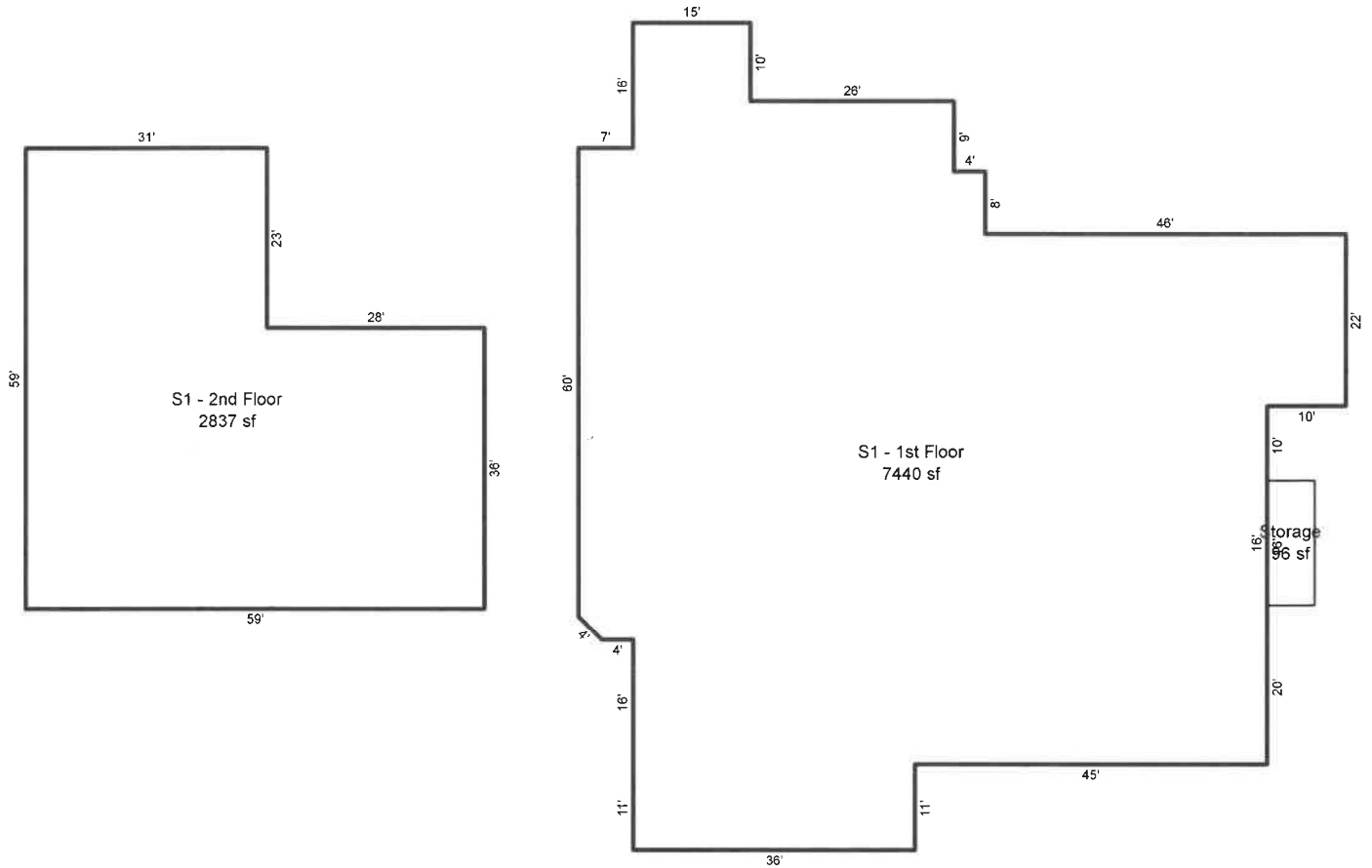
593,700

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.: 001235
 Property Address:
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1	7440	406	7440
1FL2	S1 - 2nd Floor	1	2837	236	2837
OTH	Storage	1	96	44	96

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

PAYABLE TO:

MAIL TO:

Town of Hinesburg

10632 Rte 116
Hinesburg, VT 05461

TAX BILL

802-482-2281

PARCEL ID	BILL DATE	TAX YEAR
001235.	08/27/2026	2026

Description: MARKET/APT & 1.40A

Location: 14312 ROUTE 116

OWNER CNE PROPERTY SERVICES LLC
14312 ROUTE 116
HINESBURG VT 05461

SPAN # 294-093-10157 SCL CODE: 093
TOTAL PARCEL ACRES 1.40

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	593,700	593,700
TOTAL TAXABLE VALUE	593,700	593,700
GRAND LIST VALUES	5,937.00	5,937.00

MUNICIPAL TAXES				EDUCATION TAXES															
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES												
MUNICIPAL	0.4035	x5,937.00=	2,395.58	NON HOMESTEAD EDUCATION 1.6430 (state rate) / 152.82% (CLA ÷ SA) = 1.0751 <table><tr><th colspan="2">Payments</th><th>TOTAL EDUCATION TAX</th><td>6,382.87</td></tr><tr><td>1</td><td>11/16/2026</td><td>EDUCATION STATE PAYMENT</td><td>0.00</td></tr><tr><td colspan="2"></td><td>EDUCATION NET TAX DUE</td><td>6,382.87</td></tr></table>	Payments		TOTAL EDUCATION TAX	6,382.87	1	11/16/2026	EDUCATION STATE PAYMENT	0.00			EDUCATION NET TAX DUE	6,382.87			
Payments		TOTAL EDUCATION TAX	6,382.87																
1	11/16/2026	EDUCATION STATE PAYMENT	0.00																
		EDUCATION NET TAX DUE	6,382.87																
LOCAL AGREEMENTS	0.0005	x5,937.00=	2.97																

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Hinesburg

PAYMENT DUE		TAX YEAR
11/16/2026		2026
OWNER NAME		
CNE PROPERTY SERVICES LLC		
PARCEL ID		
001235.		
AMOUNT DUE	8,781.42	
AMOUNT PAID	0.00	
BALANCE DUE	8,781.42	