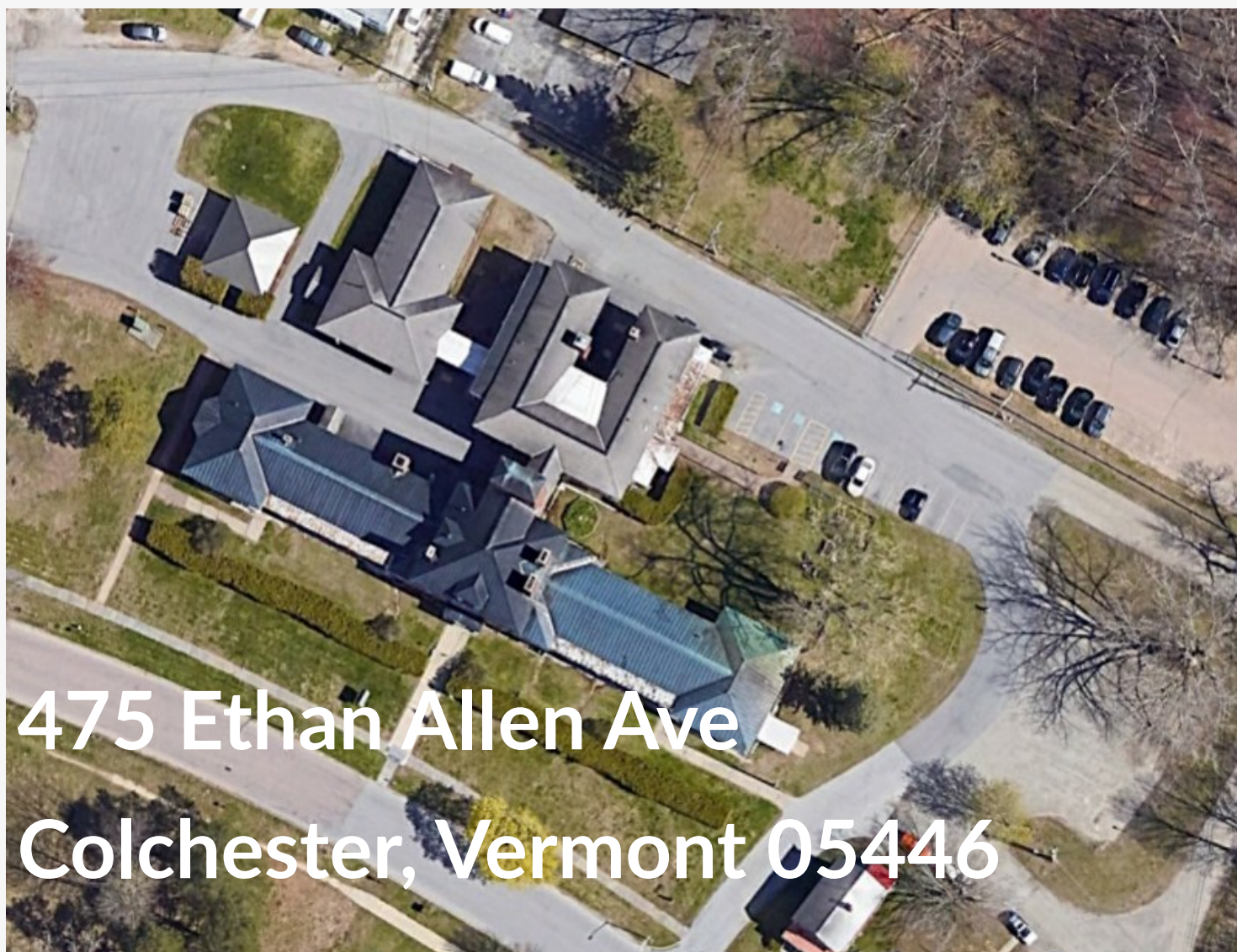




DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE

Former Nursing Home & Rehabilitation Facility



475 Ethan Allen Ave
Colchester, Vermont 05446

OFFERING PRICE—\$2,850,000

Former 73 Bed Skilled Nursing & Rehabilitation Center



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FOR SALE
475 ETHAN ALLEN AVE.
COLCHESTER VT 05446

Former Green Mountain Nursing & Rehabilitation Center

Executive Summary

Donahue & Associates is pleased to present the opportunity to acquire the former Green Mountain Nursing & Rehabilitation Center located at 475 Ethan Allen Avenue in Colchester, Vermont. Situated on approximately 4.3 acres, the property consists of approximately 30,324 square feet and historically operated as a 73-bed skilled nursing facility. The property benefits from extensive healthcare infrastructure, municipal utilities, elevator service, fire suppression systems, emergency power generation, commercial kitchen facilities, and substantial on-site parking.

Investment Highlights

73 licensed beds, 30,324± SF building, 4.3± acre site, elevator service, sprinkler system, emergency generator, commercial kitchen, therapy areas, municipal utilities, and strong Burlington-area location.

Replacement Cost Advantage

The existing improvements provide a substantial discount to replacement cost when compared to constructing a new institutional or healthcare facility in today's market.

Adaptive Reuse Flexibility

The building's layout and infrastructure support numerous potential redevelopment strategies.

Redevelopment Opportunities

Potential uses include Assisted Living, Memory Care, Behavioral Health, Residential Treatment Center, Workforce Housing, Educational Campus, Institutional Uses, and Boutique Hospitality.

Market Drivers

Chittenden County benefits from strong healthcare demand, housing shortages, population aging trends, and growing need for behavioral health services.

Offering Summary

475 Ethan Allen Avenue presents a rare opportunity to acquire a well-located institutional asset with extensive infrastructure and flexible redevelopment potential in Vermont's premier commercial market.



FOR SALE

475 ETHAN ALLEN AVE. COLCHESTER VT 05446

PROPERTY DETAILS

BUILDING SIZE	30,324 SF Space Permitted for 73 Beds in 29 Rooms
YEAR BUILT	1896, expanded in 1984 and 1987.
PARCEL NUMBERS	Town of Colchester—21-008000-000000 Town of Essex—2046005000
LAND AREA	3.87 Acres (Town of Colchester—1.15 Acres Town of Essex—2.72 Acres)
PROPERTY TYPE	Skilled Nursing Facility
ZONING / PROPERTY TYPE	Colchester GD2 and Essex Town Industrial and Ethan Allen Historic Preservation Design Control District (HP-DC) on the majority of the Lot in both towns
HEAT/HVAC	Heat is provided by propane fired boilers via hot water circulated through radiators. There are also oil fired boilers in place on a standby basis. AC is provided in some of the spaces via individual window mounted AC units. .
ELECTRIC	400 AMPs; 120/240 Volt single phase , three wire
GENERATOR	Back up generator in place.
WATER/SEWER	Municipal
FOUNDATION	Concrete/Stone
EXTERIOR WALLS	Brick
ROOF	Standing Seam Metal/Slate
INTERIOR WALL	Plaster/Sheetrock
INTERIOR FLOOR	Vinyl plank, carpet, linoleum, tile, vinyl tile
FRAME TYPE	Brick, Stone, Stick
LIFE SAFETY	Full Sprinkler Coverage—Dry; Kitchen hood halon suppression system
PARKING	40 +



FOR SALE
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BUILDING SUMMARY

Asset Profile

Purpose-built institutional care facility designed for high-occupancy residential use. The building offers a **dense unit count with integrated medical and operational infrastructure**, making it highly adaptable to a range of congregate living, treatment facility models.

Interior Layout & Unit Mix

- Mix of **private but mostly semi-private and shared rooms**, many with in-room or shared bathrooms
- Oversized resident rooms relative to modern standards (advantageous for reconfiguration or upgraded layouts)
- Centralized corridors with efficient visibility and staff oversight
- Multiple **common areas and day rooms** supporting communal programming

Clinical & Support Infrastructure

- Existing **nurse stations and medical support areas** on each wing
- Dedicated **therapy / treatment rooms** suitable for behavioral health or programmatic use
- **Medication rooms and administrative offices** already built out
- Layout supports separation of populations by wing or floor if needed

Food Service & Common Amenities

- Fully equipped **commercial kitchen** with adjacent dining areas
- Large **cafeteria-style gathering spaces** adaptable for programming or assembly
- Staff break areas and back-of-house support spaces

Building Systems & Construction

- Institutional-grade construction with **robust life-safety systems** (sprinklers, alarms, egress)
- Designed for **ADA accessibility throughout**
- Extensive mechanical systems typical of healthcare use (though dated and may require modernization)
- Significant **deferred maintenance and legacy systems** present opportunity for capital improvement and value creation



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MAP/SITE PLAN



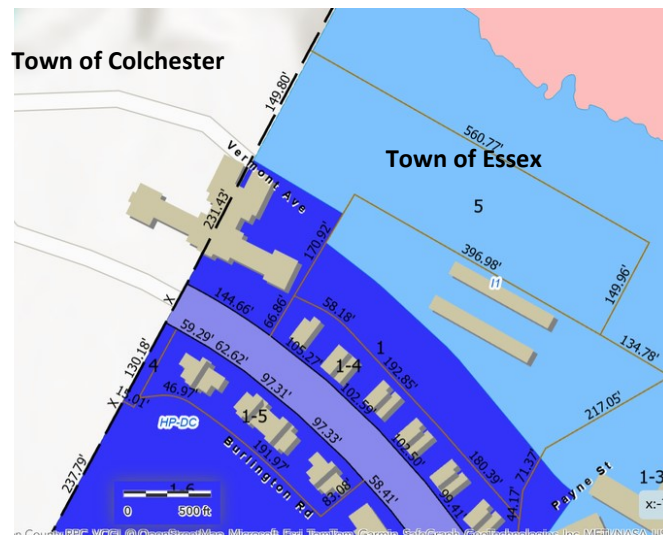
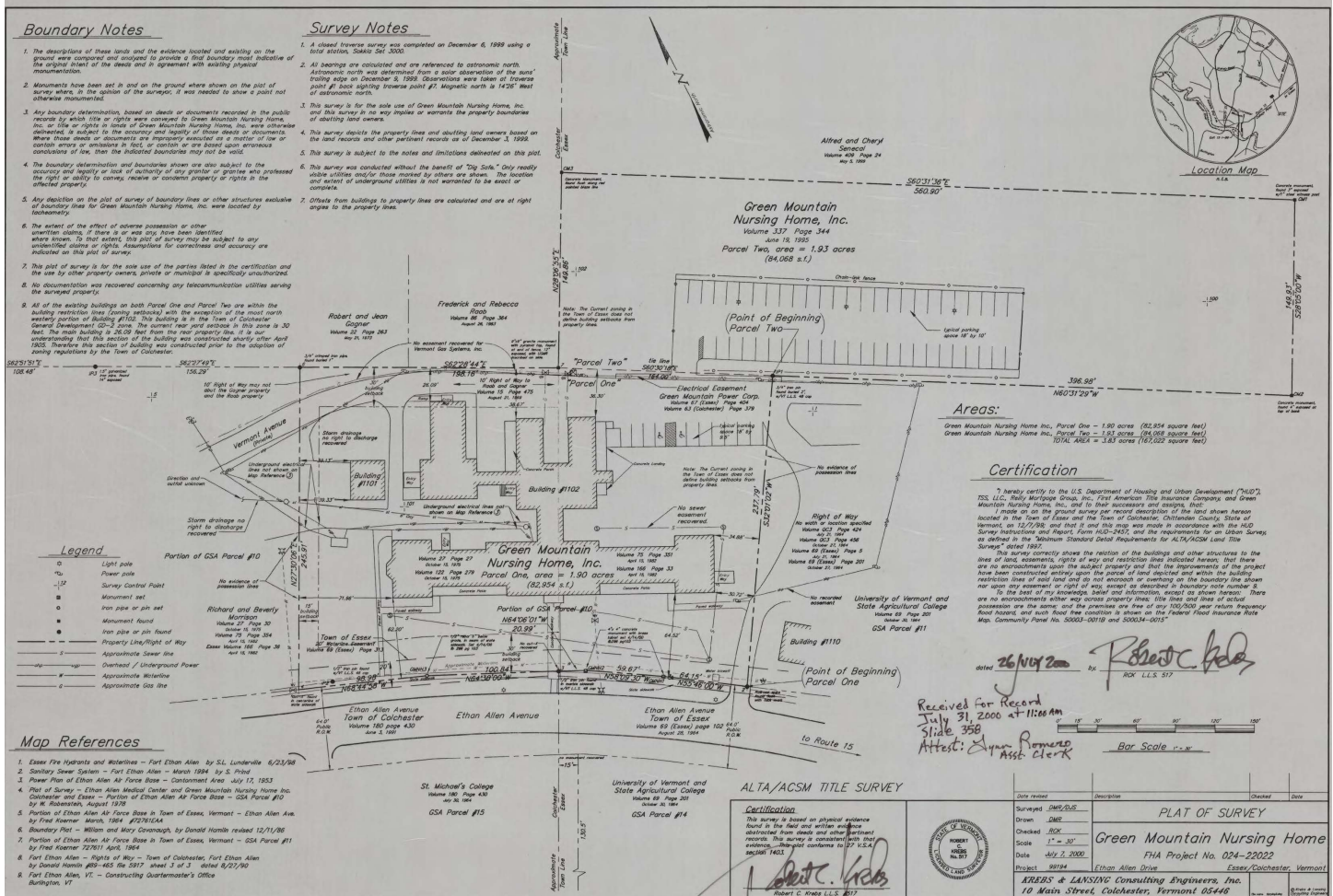
The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the



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SITE PLAN



PHOTOS—EXTERIOR



ELEVATION SOUTH WEST



ELEVATION WEST



GAS SUPPLY ENTRANCE



TRANSFORMER



PARKING LOT



ADA PARKING

PHOTOS—INTERIOR



LAUNDRY FACILITIES



ADMIN OFFICE



HALLWAY



RESIDENTIAL ROOM



RESIDENTIAL ROOM



BREAK ROOM

PHOTOS - INTERIOR



KITCHEN CEILING



KITCHEN EXHAUST INTERIOR



KITCHEN OFFICE



KITCHEN RANGES



KITCHEN SINKS

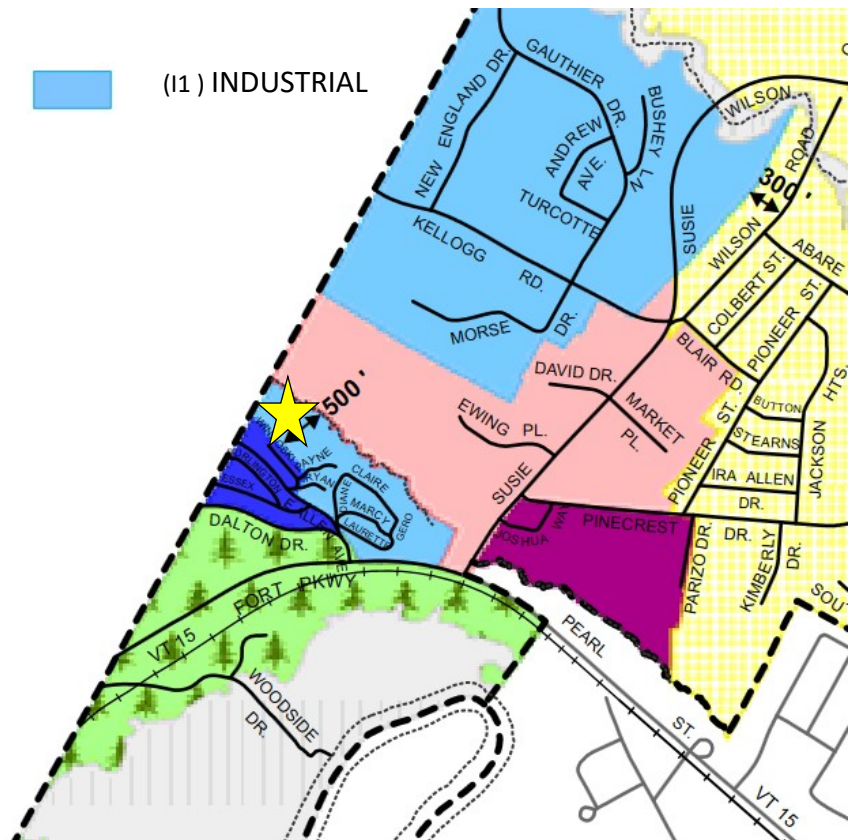


DINING ROOM

ZONING - TOWN OF ESSEX

Permitted Uses (Essex Zoning Regulations)

- (1) Accessory Structure/Use
- (2) Automotive Repair Shop
- (4) Contractor's Yard
- (5) Equipment Sale, Rental and Repair
- (6) Essential Services
- (7) Light Manufacturing
- (8) Machinery Repair
- (9) Municipal Facilities
- (10) Neighborhood Shopping Center
- (11) Office
- (12) Parking Facility
- (13) Recycling Establishment
- (14) Research and Testing Laboratory
- (15) School/Technical, Vocational
- (16) Small Production and Sales
- (17) Storage, Warehouse and Distribution
- (18) Trucking Terminal
- (19) Wholesale Establishment



The property currently sits in I1 zone for Industrial and The Historic Preservation Overlay District. Any redevelopment will require meeting the standards for preservation of the Historic Ethan Allen District Properties.