



**DONAHUE
ASSOCIATES**

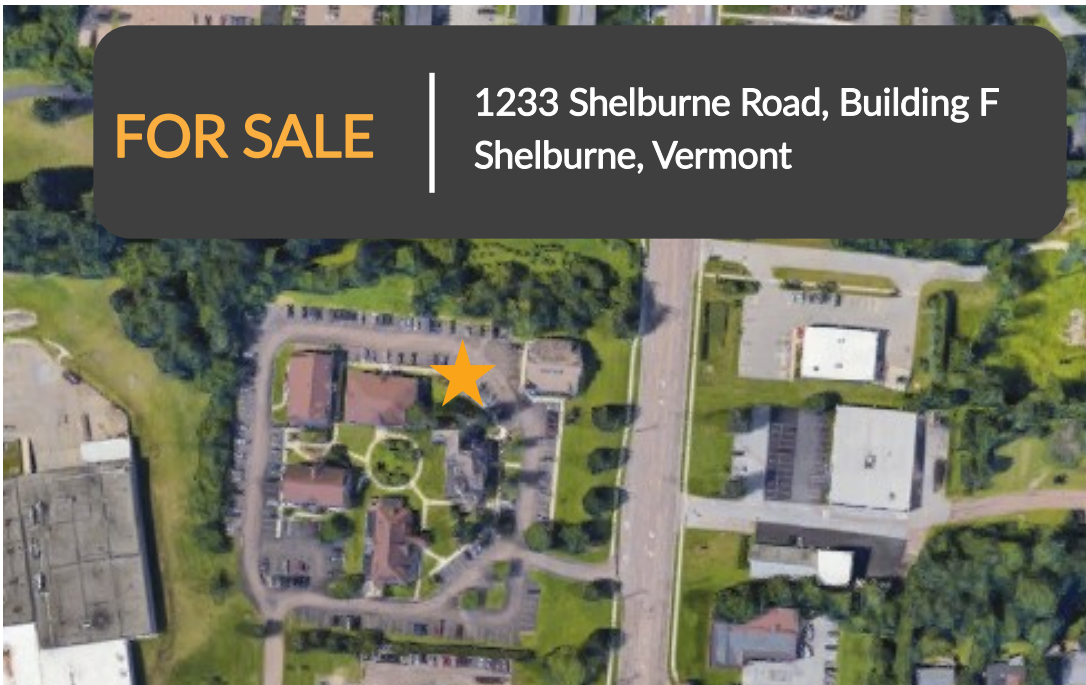
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

FOR SALE

1233 Shelburne Road, Building F
Shelburne, Vermont



CONTACT US

Donahue & Associates

(802) 862-6880

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Steve Donahue

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FOR SALE

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ABOUT THE PROPERTY

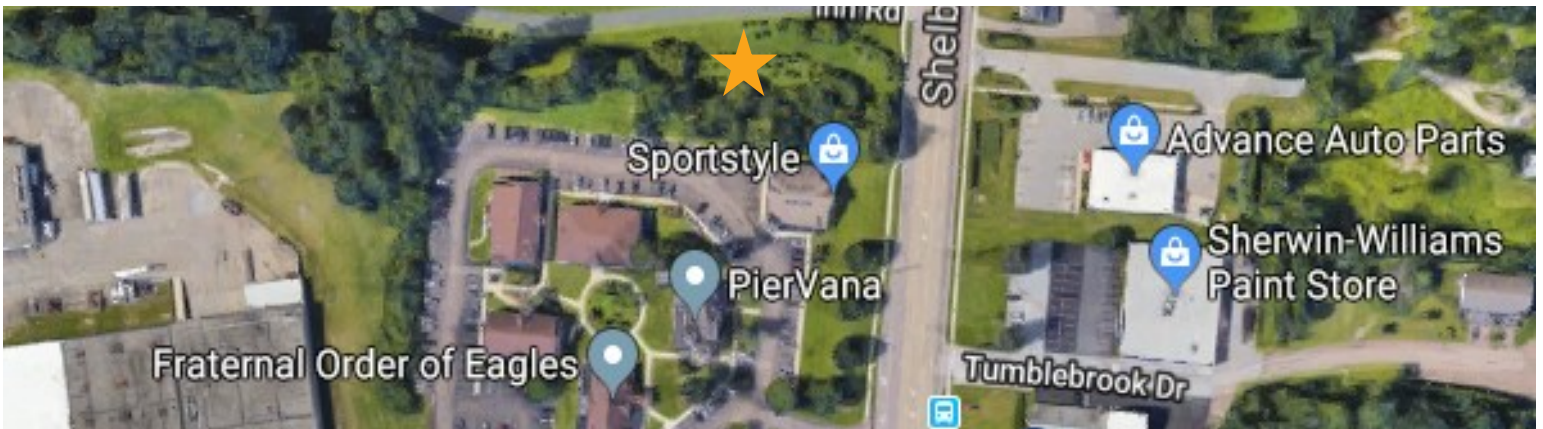
A rare opportunity to own a highly visible retail or office space in a centrally located, high traffic, with great exposure property. This architecturally impressive stand alone building is a member to the Lakewood Commons Condominium Association with direct frontage on Route 7/ Shelburne Road.

Take advantage of this opportunity to acquire what could be the new home for your retail, office, or other business a convenient, centrally located spot enjoying the excellent visibility to promote and grow your brand and business.

As a high-end woman's retailer, SportStyle, had a successful 35 year run in this building, leaving a great legacy and opportunity for others. Open floor plan, high ceilings, grand central staircase, changing rooms, and more. Large floor to ceiling windows for display along with skylights to add to the spaces` natural light!

Several national retailers, financial service providers, furniture, auto, home improvement, restaurants, and more in the immediate area!

Offer Price—\$1,650,000





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PROPERTY DESCRIPTION - Office

BUILDING SIZE	7,850 +/- SF on 2 levels
CONSTRUCTED	1992
SITE SIZE	.09 acres
STORIES	2 levels of retail with internal stairwell.
CONSTRUCTION	Clapboard/shingle siding
FOUNDATION	Concrete Slab
ROOF	Architectural Shingle
HVAC	4 Natural Gas Forced Hot Air York 5 ton units
WATER/SEWER	Municipal
SPAN NUMBER	600-188-11945
PARCEL ID	1540-1233F
LAND USE PERMIT	4C0395-5
PARKING	On site in common as well as spaces F1-F23

WINDOWS Mix of insulated and single pane. Several 3rd floor windows replaced in 2008. Eight skylights.

ALARM SYSTEM ADT

FIRE SAFETY Sprinklered

PROPERTY TAXES \$12,268.05 (2020-2021)

CONDOMINIUM ASSOCIATION FEE \$9,936 (2018-2019)
Lakewood Commons Owners Association, Inc.

HISTORIC OPERATING EXPENSES (2018)

Electric (GMP Power) - \$8,120
Gas (VT Gas) - \$2,521
Association Dues—\$9,936/year
Water/Sewer - \$716/year
Insurance - \$4,385

ZONING Commercial 1— Automobile
Approved uses include, but are not limited to, retail sales, general office, medical office, multi-family, food hub, place of worship, auto sales, cannabis sale, childcare, financial institution, TV/radio, night club/tavern.
Condominium Association by- laws to be considered when determining use.



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EXTERIOR PHOTOS



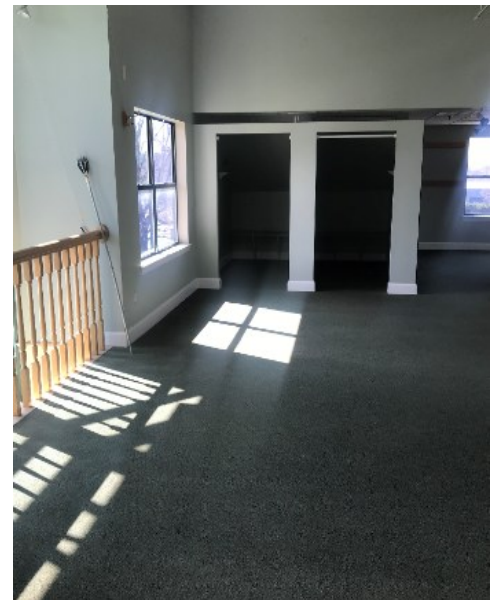


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INTERIOR PHOTOS



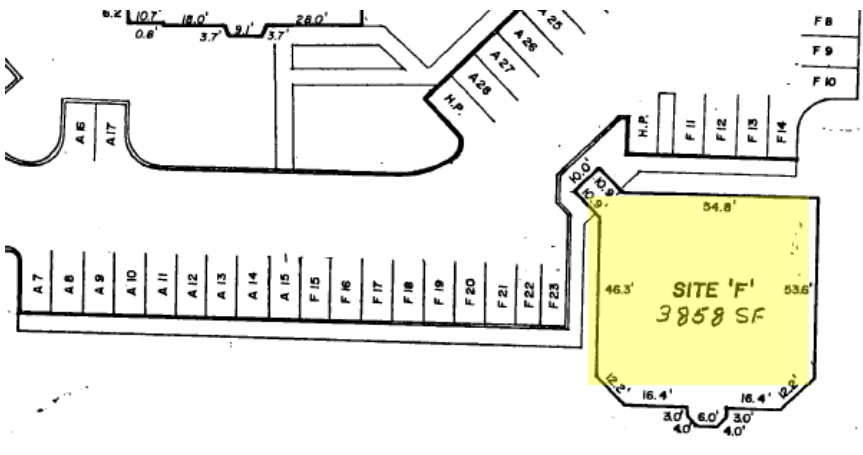
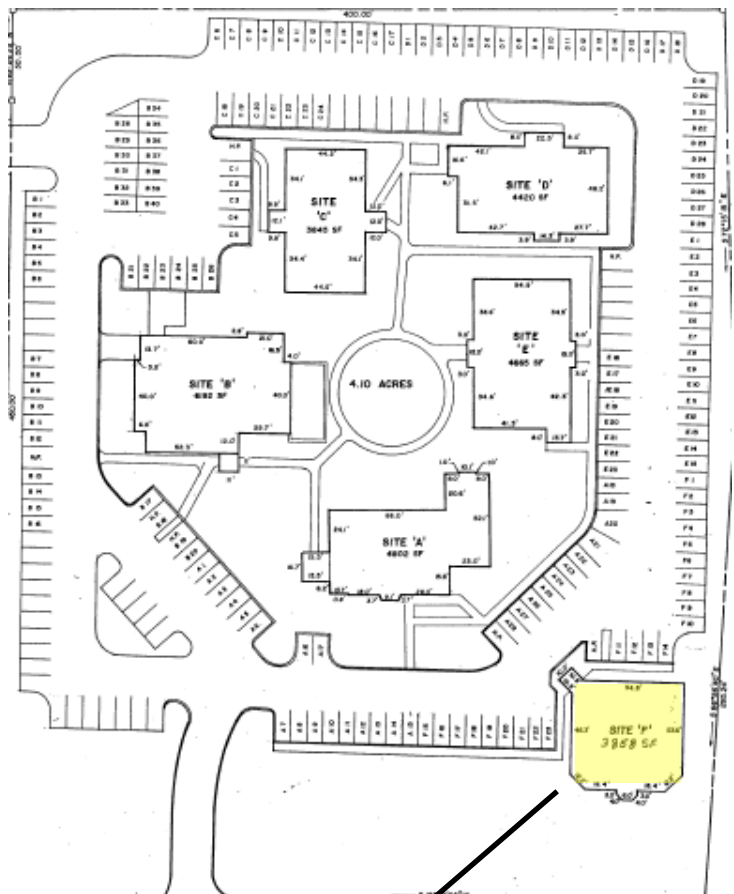


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SITE PLAN

Shelburne Commons Full Site Plan





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MAP





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1233 Shelburne Road, Building F Shelburne, VT



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

Signature of Consumer Date

Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date

Printed Name of Consumer

Signature of Consumer Date

Declined to sign