



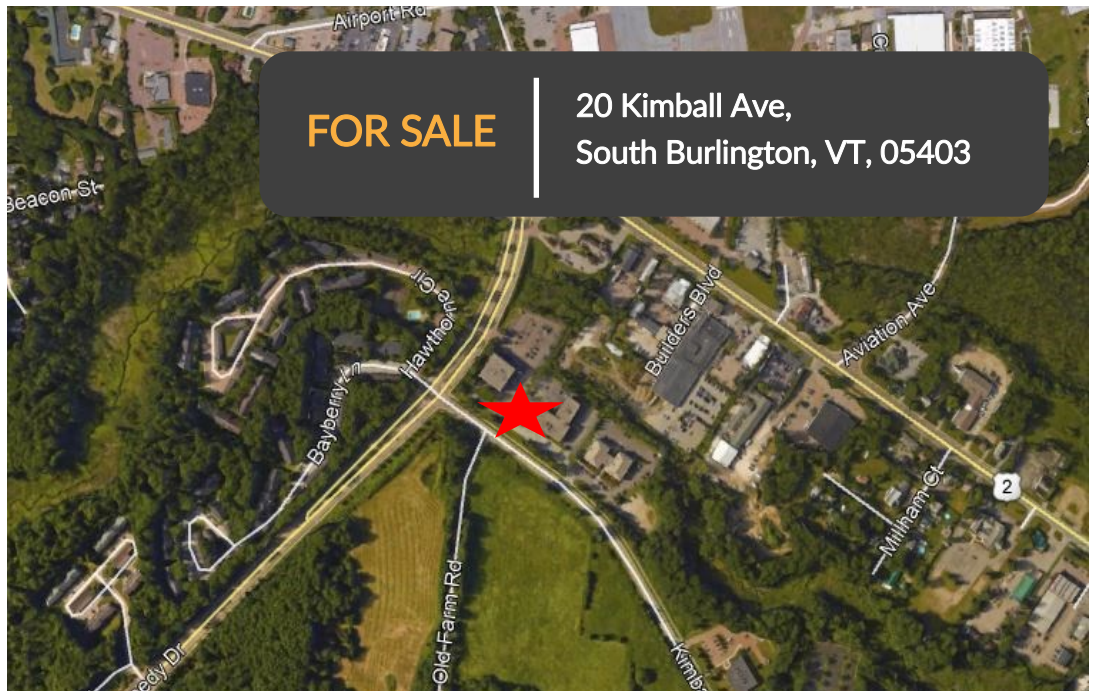
DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

FOR SALE

20 Kimball Ave,
South Burlington, VT, 05403



Commercial Investment Opportunity

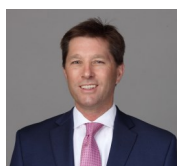


CONTACT US

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20 Kimball Ave, South Burlington, VT

OVERVIEW

20 Kimball is a 29,000 SF multi-tenant commercial office condominium investment opportunity. The building offers 25 office suites across three floors. It sits on 1.88 acres with easy access to Williston Road, Burlington International Airport and I-89.

20 Kimball Ave is home to several commercial office tenants that reside on 3 levels. The suites range in size from 300 SF to several thousand square feet.

The owner has upgraded the front entry with an architecturally designed façade. The elevator in the lobby brings tenants to each level. Flexibility in the size of suites will allow the new owner to grow tenants or attract new tenants.

Zoning: Commercial 1— Limited Retail. Approved uses include, but are not limited to, general office, medical office, family child care, radio, recreation, and limited retail.

Asking Price: \$2,550,000





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ABOUT THE PROPERTY

Level One	Tenant	SF
Suite 101	Alan Palmer LLC	700
Suite 102	Button Land Survey	1,035
Suite 103	Xerox	457
Suite 104	Working Fields	2,035
Suite 105	Sands Associates	700
Suite 107	Pastore Financial Group	1,055
Suite 108	Shannon Palmer	1,060
Suite 109	Storage - Kimball Lofts Apt	920
Suite 110	Superior Communications	1,097
Level Two	Tenant	SF
Suite 201A	Epic Wellness	1,500
Suite 201B	Escott Legal Services	1,100
Suite 202	Vacant	2,155
Suite 203	Champlain Tax	1,060
Suite 204	Rehab Zone	1,312
Suite 205	Rehab Zone	780
Suite 206	Lake View Accounting	1,097
Level Three	Tenant	SF
Suite 301	I-Tech US	2,515
Suite 302	I-Tech US	1,537
Suite 303	Vermont Integrative	530
Suite 304	Vacant	673
Suite 305	Regional Home Care	897
Suite 306	Vacant	890
Suite 307	Allstate	2,150



XEROX



i-TECH





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PROPERTY DESCRIPTION—Office

BUILDING SIZE 29,000 SF

CONSTRUCTED 1981 - Phase 1
1983 - Phase 2
1987 - Phase 3

SITE SIZE 1.88 acres

PARKING 132 spaces

STORIES Three (3)

SECURITY Simplex

WATER/SEWER City of South Burlington

ZONING Commercial 1 - Limited Retail

WASTE WATER WW-4-4934. October 2017

STORMWATER 6275-903 November 2014

REAL ESTATE TAXES (2019): \$43,4000.00

HEATING Natural Gas
Vermont Gas Systems

HVAC Carrier/multi-zone. 40 Ton

FOUNDATION Concrete

ROOF Rubber. South side (2006).
North Side (1988)

FLOORS Tile and carpet

WALLS Sheet rock

CEILING Drop ceiling. 8-9 feet

FRONTAGE 288 Feet

POWER 1200 Amp, 3 phase
9 panels and 9 meters

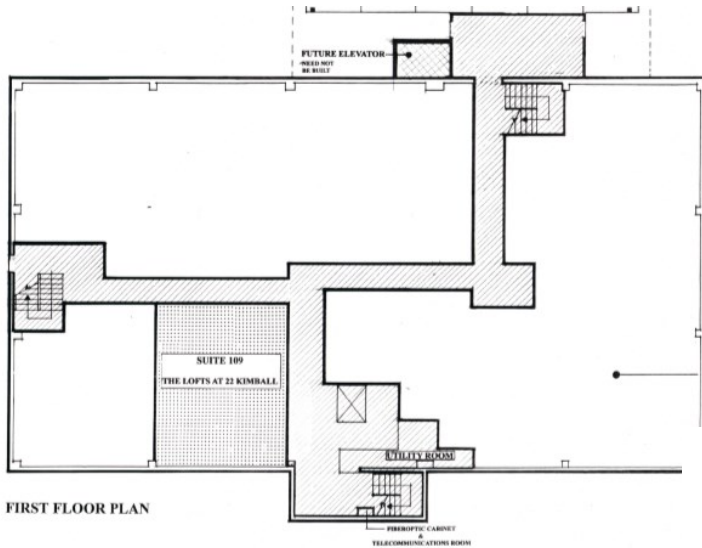


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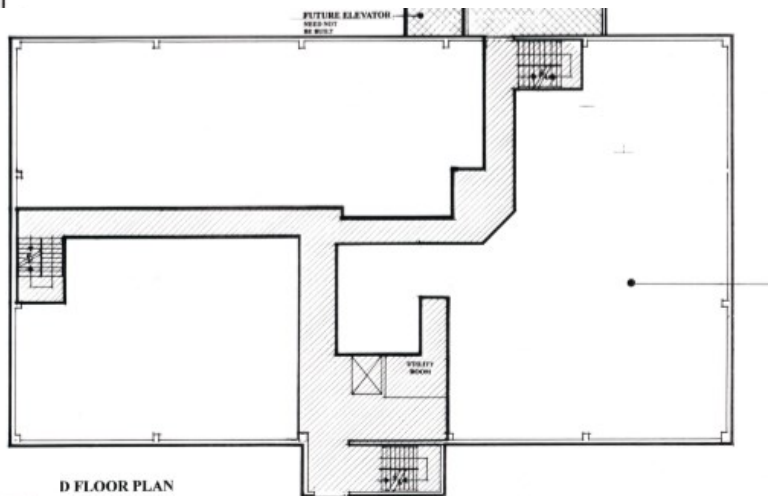
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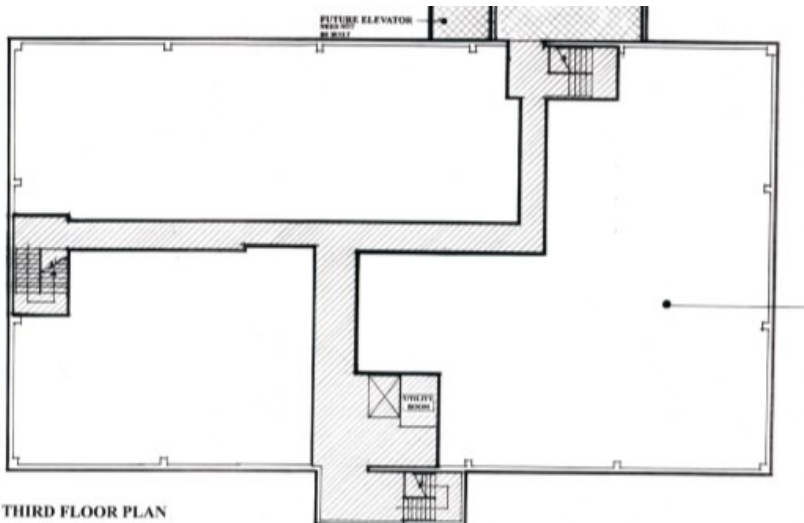
FLOOR PLANS



FIRST FLOOR PLAN



D FLOOR PLAN



THIRD FLOOR PLAN



20 Kimball Ave, South Burlington, VT

20 Kimball Avenue
9,311 S.F.
0.21 Acres
LOT #1
(Existing Building)

LOT #2
(Existing Building)
6,283 S.F. 0.14 Acres
The Lofts at 22 Kimball Commons
Utility Room
FUTURE ELEVATOR NMBB
SKYWAY

LOT #3
Lot #3 contains all Common Elements for Kimball Commons Planned Community
66,211 S.F. 1.52 Acres
OUTDOOR SEATING AREA CE, MBB
NEW EDGE OF PAVING
WALKWAY
sidewalk
steps
LOT 3 SIDEWALK BENEATH OVERHANG CE
LOT 1 ENTRY OVERHANG LCE
LIGHTED SIGNAGE FOR LOT 1 (2ND&3RD STORIES) LCE
gas mtr
electric on concrete pad CE
#22 Kimball Commons Sign LCE
SEE PARKING NOTES
mail drop boxes (USPS, FED EX, UPS)
mail box
Water Service Lot 2
fiber optic
water service
san. sewer
sign for Lot 1 LCE
telephone pedestal
6" PRIVACY FENCE
STAIRS CE
Tie Line
dumpster w/ screen fence CE
N 54°27'35" W 7.82'
S 54°24'01" E 39.00'
N 35°56'31" E 53.57'
N 35°32'22" E 53.57'
S 54°24'21" W 53.09'
N 54°24'21" W 64.72'
N 54°24'21" W 10.03'
S 35°35'44" W 71.01'
N 35°39'08" E 9.45'
S 35°39'08" W 9.45'
N 54°20'52" W 50.79'
N 54°20'52" W 25.79'
N 54°20'52" W 61.21'
N 54°20'52" W 61.21'
S 54°27'35" W 72.10'
N 80°27'33" W
S 35°33'47" W 49.55'
N 54°23'06" W
112.34' S 81°22'45" W Tie Line
Existing 40' Right-of-Way
288.92'



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**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

☐ Declined to sign

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

9/24/2015