



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

FOR SALE

20 Kimball Avenue
South Burlington, VT



Commercial Investment Opportunity



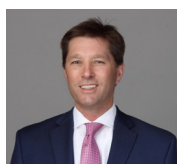
29,000 SF multiple tenant property, in central Chittenden County location.....

CONTACT US

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20 Kimball Ave South Burlington, VT 05403

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: \$3,300,000





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ABOUT THE PROPERTY

Level One	Tenant	SF
Suite 101	Alan Palmer LLC	700
Suite 102	Vacant	1,035
Suite 103	Xerox	457
Suite 104	Vacant	2,035
Suite 105	Vacant	700
Suite 107	Pastore Financial Group	1,055
Suite 108	Vacant	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	Epic Wellness	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	Vacant	530
Suite 304	Vacant	673
Suite 305	Regional Home Care	897
Suite 306	London Middlebury	890
Suite 307	Allstate	2,150



XEROX



i-TECH





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South Burlington, VT 05403

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 (2025)	\$66,476.82

HEATING	Natural Gas Vermont Gas Systems
HVAC	Carrier Roof Top Units Carrier 2020—12 3/4 ton /multi-zone 3 new = 1 unit per floor. Carrier 8 ton—Year ? One large air handler
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

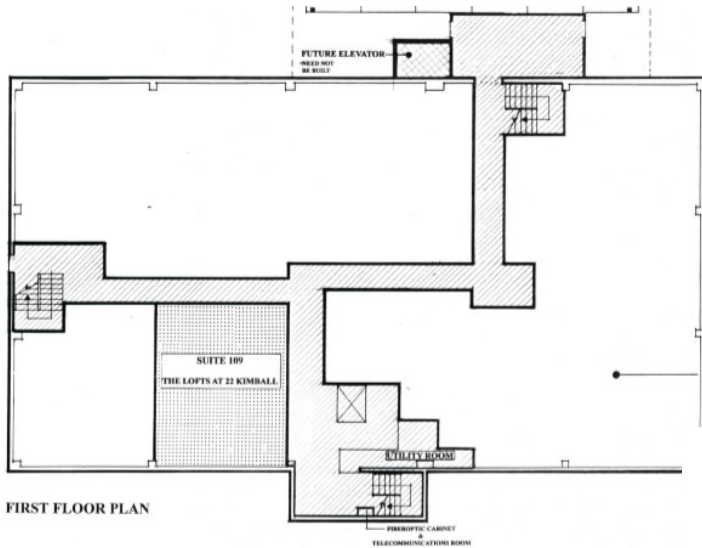




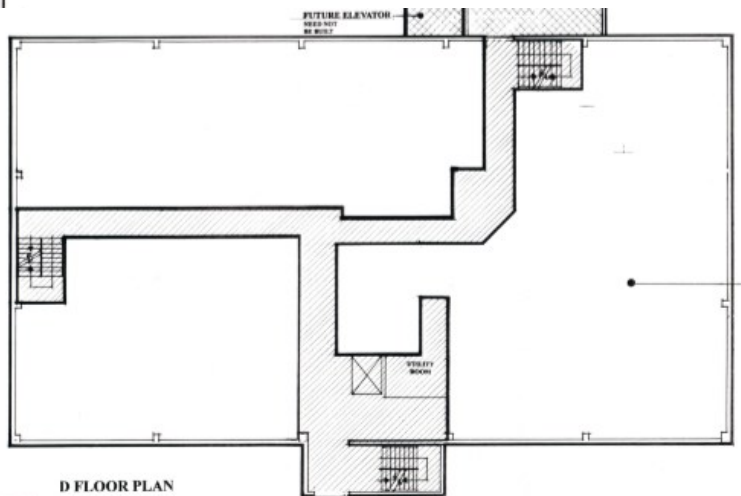
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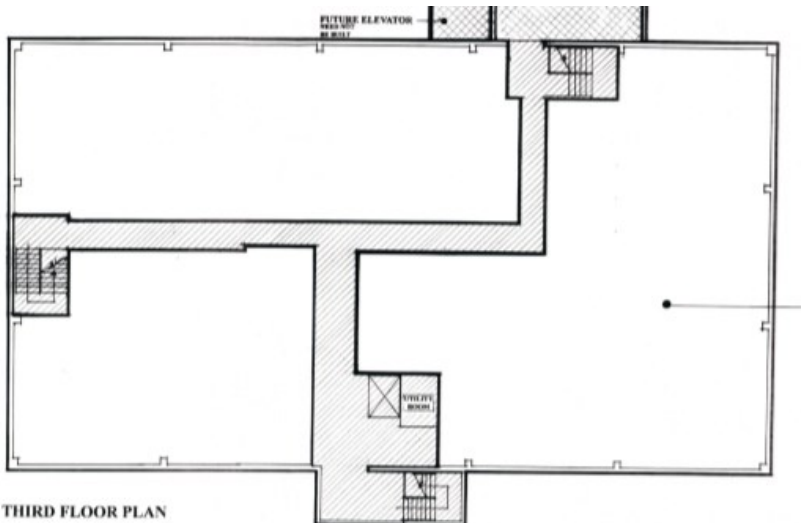
FLOOR PLANS



FIRST FLOOR PLAN



D FLOOR PLAN



THIRD FLOOR PLAN



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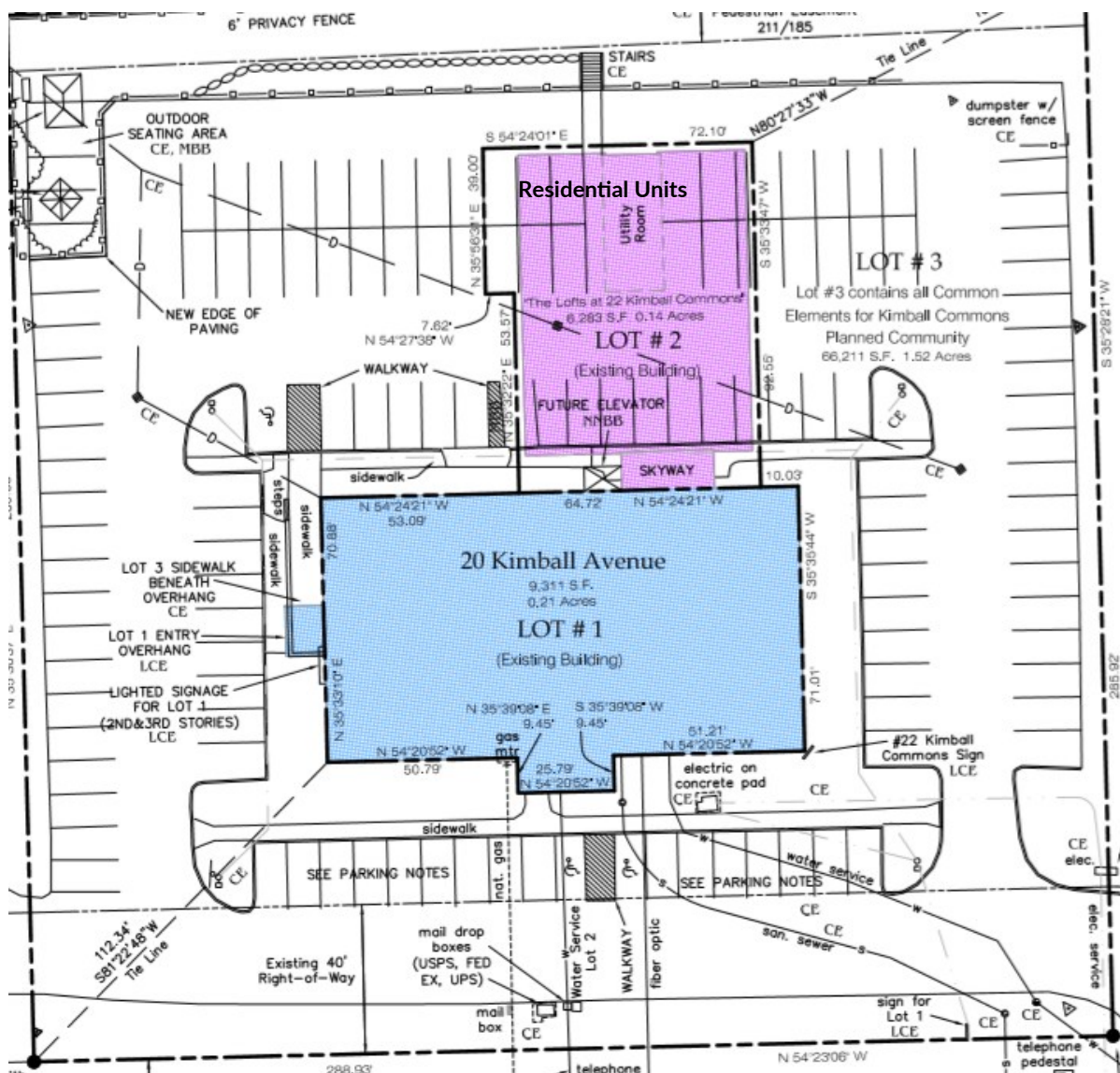
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SITE PLAN

Building 1—Commercial Building

Building 2—Residential Units Not Included in this Offering





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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

Signature of Consumer

Date

☐ Declined to sign

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

9/24/2015