



**DONAHUE  
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

[www.donahueassociatesvt.com](http://www.donahueassociatesvt.com)

**FOR  
SALE**

**251-253 South Union St.  
Burlington, Vermont**

**Commercial Investment &  
Development Opportunity!**

McNeil Leddy  
& Shochan PC



**CONTACT US**



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Burlington, VT 05401



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# FOR SALE

## 251-253 South Union Street

### Burlington, Vermont

#### ABOUT THE PROPERTY

Unique Burlington Hill Section estate property that can become the new home to your established and growing business while offering development opportunities on what is one of Burlington's few Hill Section developable lots. Registered on the national register for historic homes and in the South Union Street Historic District the property features a beautiful brick Greek Revival building with historic character inside and out on a westerly sloping lot of land. Having been home to one of Burlington's most prestigious law firms for the last several decades the three levels of finished office space allows for an established commercial enterprise to move right in and take advantage of the many private offices, conference rooms, and open work spaces or be subdivided into multiple suites.

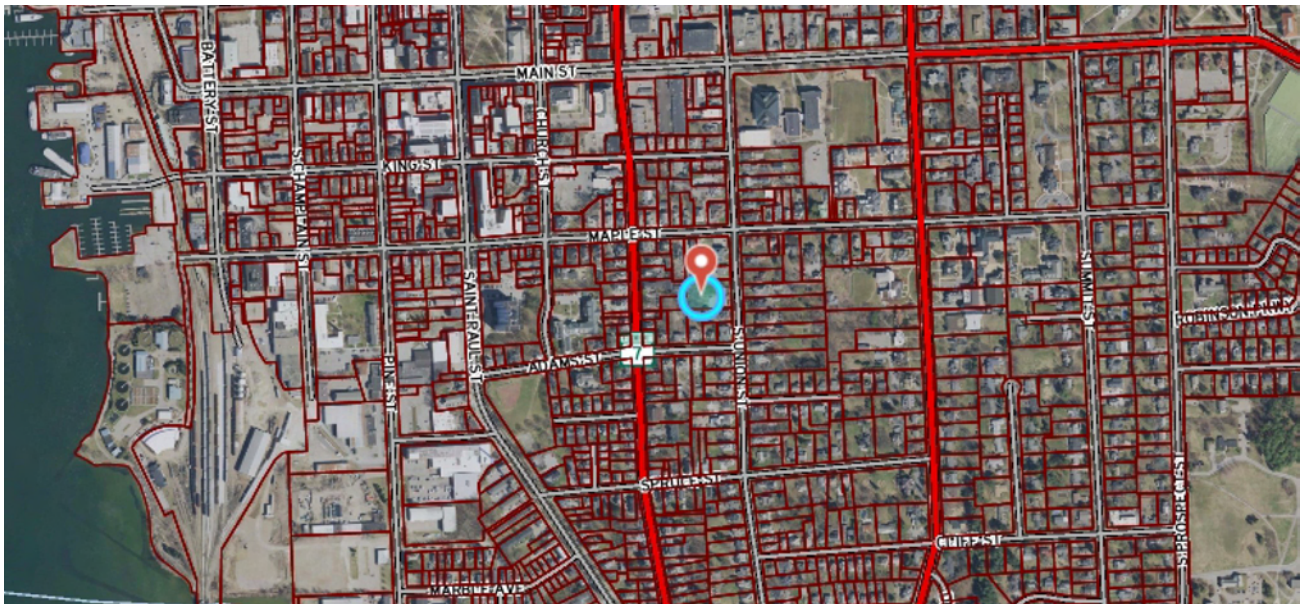
Situated on a large .91 acre lot that straddles both the Residential Low Density and Residential Medium Density, the property has been studied by local architectural firm Freeman French Freeman to determine its' development potential. Based on an initial review and depending on the residential product type, the site has the potential to accommodate a stand alone structure with 12 -16 units. Some details on following pages.

Investor. Developer. Builder. Business Owner. All are welcome to view and tour this rare opportunity to own a piece of Burlington history.

#### BUILDING AT A GLANCE

- ◇ 6,385 SF over 3 levels with walk out lower level.
- ◇ First Level—3 private offices, file computer, kitchen, conference, half bath storage.
- ◇ Second Level (Street)—6 private offices, reception/admin, library, 2 restrooms, copy/library area.
- ◇ Third Level—8 private offices, 2 open admin areas, 2 file storage, half bath.
- ◇ .91 acres lot with 11 parking spaces and development potential for up to 16 units
- ◇ Originally constructed in 1848 with upgrades and renovations over the years.
- ◇ Walking distance to Burlington's vibrant downtown, Church Street Marketplace, Courthouses, restaurants, and shops as well as University of Vermont and the University of Vermont Medical Center.

**Sale Price—\$1,200,000**



# FOR SALE

## 251-253 South Union Street

### Burlington, Vermont

#### PROPERTY DESCRIPTION

<b>BUILDING SIZE</b>	6,385 SF
<b>SITE SIZE</b>	.91 acres
<b>FRONTAGE</b>	139 feet on South Union Street
<b>CONSTRUCTED</b>	1848 with renovations over years
<b>STORIES</b>	Three level office building with walk-out lower level.
<b>PARKING</b>	11 paved spaces. Additional 6 paved spaces accessed via easement with abutting property.
<b>DEED</b>	Book 340, Page 109
<b>SPAN</b>	114-035-17745
<b>PARCEL ID</b>	049-4-196-000
<b>ZONING</b>	Residential Low Density & Residential Medium Density
<b>TAXES</b>	\$27,994.08 (2020-2021)

<b>CONSTRUCTION</b>	Wood frame/brick , T -111, clapboard siding
<b>FOUNDATION</b>	Stone and mortar, concrete block
<b>ROOF</b>	Slate, asphalt, and rubber membrane.
<b>INTERIOR WALLS</b>	Sheetrock and brick
<b>WINDOWS</b>	Double Hung/Casement/Fixed
<b>LIGHTING</b>	Fluorescent lighting/other
<b>ELECTRIC</b>	4 meters
<b>BATHROOMS</b>	Four total, one in basement, two on first floor, one on second floor.
<b>HEATING &amp; COOLING</b>	York forced hot air for basement (2009), forced hot water boiler (age?) for upper floors, gas hot water tank (10 years old) along with accessory electric baseboard
<b>WATER /SEWER</b>	Municipal-City of Burlington
<b>ENVIORNMENTAL</b>	Heating oil tank removed from property November 2007. Site #20073748
<b>EASEMENTS</b>	Easements as noted in Deed for benefit of accessing two parking areas.





# FOR SALE

## 251-253 South Union Street Burlington, Vermont

### DEVELOPMENT OPPORTUNITY STUDY—FREEMAN FRENCH FREEMAN



freeman | french | freeman

## 251-253 South Union Street, Burlington, VT

### Summary of Zoning Requirements



#### Sec 4.4.5

Property is in **Residential Medium Density (R-M)** and **Residential Low Density (R-L)** Zoning Districts. The RM district is intended primarily for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments. The RL district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes.

#### Sec 4.5.1

The property is within the **Design Review Overlay District**. Within this district, no structure may be erected, reconstructed, substantially altered, restored, moved, or demolished or any site improvement or modification made without approval subject to the provisions of Article 3, Part 4 pertaining to Design Review and the review criteria described in Article 6.



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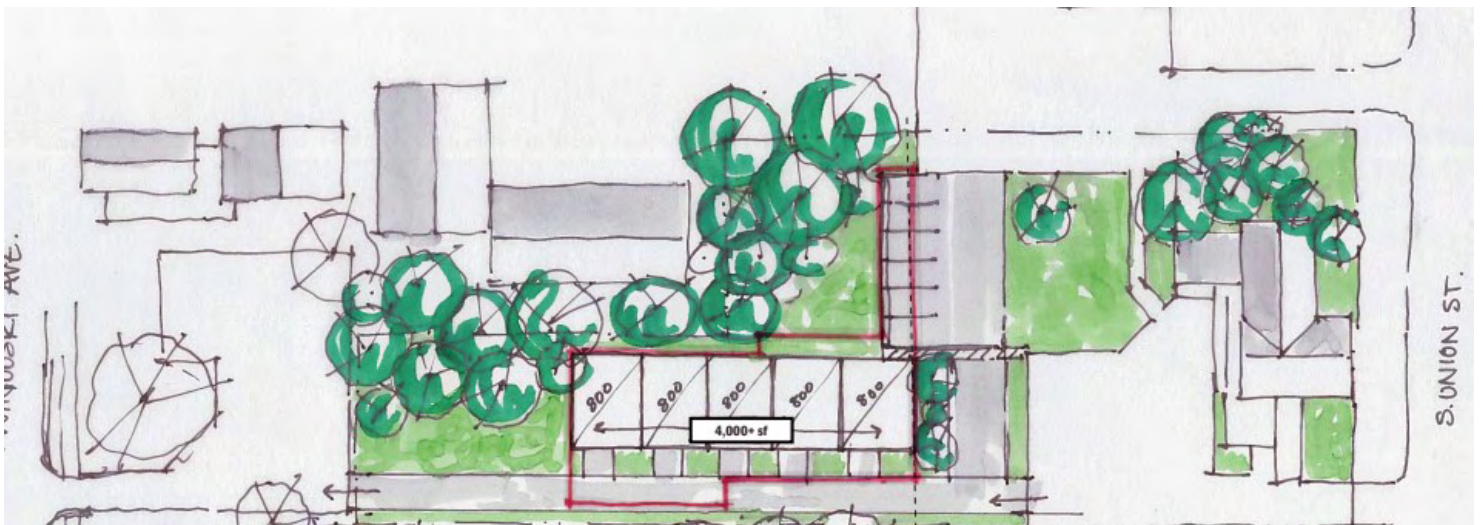
## 251-253 South Union Street Burlington, Vermont

### DEVELOPMENT OPPORTUNITY STUDY—FREEMAN FRENCH FREEMAN

#### SITE BOUNDARIES



#### BUILDABLE AREA—CONCEPT 1



This initial concept shows buildable area of 4,000+ SF per floor (over 12,000 sf total) building with up to 10 units and direct vehicular access. Up to 6 additional parking spaces NE of new building. Potential to increase to 16 units.

*Please reach out for further development information.*





# FOR SALE

## 251-253 South Union Street Burlington, Vermont

### DEVELOPMENT OPPORTUNITY STUDY—FREEMAN FRENCH FREEMAN

#### Summary of Site Requirements:

Existing building is on the State of Vermont Historic Register (ca. 1840) – see attached.

Total Property size: **38,805 sf (0.9 acres)**

Property size in R-L (east portion of site): **20,140 sf (0.5 acres)**

Property size in R-M (west portion of site): **18,585 sf (0.4 acres)**

**The total allowable units and lot coverage are dependent on some choices made by the developer.  
Please reach out to FFF for clarification or with any questions on the numbers below:**

Base allowable # units: **4 R-L + 8 R-M = 12 units\***

Allowable units with senior housing bonus: **10 R-L + 16 R-M = 26 units**

Allowable units with inclusionary housing: **4 R-L + 10 R-M = 14 units**

\* When building over 5 units, the building must include inclusionary units or provide payment in lieu. See table below, section on Inclusionary Housing Requirements (9.1.5). Therefore, the base allowable is actually assumed to be **14**.

Total area within setbacks: **27,857 sf** (see page 6 of this document)

Base Maximum Lot Coverage: **7,049 sf R-L + 7,434 sf R-M = 14,483 sf\*\***

Max. lot coverage with senior housing bonus: **8,056 R-L + 9,293 R-M = 17,349 sf**

Max. lot coverage with inclusionary housing: **8,862 R-L + 8,921 R-M = 17,783 sf**

\*\* When building over 5 units, the building must include inclusionary units or provide payment in lieu. Therefore, the max lot coverage is assumed to be **17,783 sf**.

Maximum building height: **35 feet**

Off-street parking minimum: **2 spaces per unit** (excluding inclusionary units)

Off-street parking maximum: **125% of minimum**

Bicycle Parking Requirements: **1 per 2 bedrooms** long-term, **1 per 10 units** short-term.

# FOR SALE

## 251-253 South Union Street

### Burlington, Vermont

#### DEVELOPMENT OPPORTUNITY STUDY—FREEMAN FRENCH FREEMAN

**Table of Applicable Zoning Requirements**

	R-L District	R-M District
<b>Lot Frontage</b> 4.4.5-1	60' min.	30' min.
<b>Lot Size</b> 4.4.5-1	10,000 sf min. for duplex and above	n/a
<b>Residential Density maximum</b> 4.4.5-2 4.4.5-3 (d)7A	<b>7 units/acre</b> (20 units/acre with senior housing bonus) (8.75 units/acre with inclusionary housing)	<b>20 units/acre</b> (40 units/acre with senior housing bonus) (25 units/acre with inclusionary housing)
4.4.5-3 (d)5A	One additional unit may be added to structures located in R-L district which legally contained two or more units as of January 1, 2007 if approved by the DRB.	
<b>Max. Lot Coverage</b> 4.4.5-3 4.4.5-3 (d)3A	<b>35%</b> (40% with senior housing bonus) (44% with inclusionary bonus)	<b>40%</b> (50% with senior housing bonus) (48% with inclusionary bonus)
	An additional <b>10%</b> lot coverage above these limits may be permitted for amenity features provided such features shall at no time be enclosed or used for parking: Decks, Patios, Porches, Terraces, Walkways, pervious pavement, etc.	
<b>Setbacks</b> 4.4.5-3	Front: avg. 2 adjacent lots on both sides +/- 5' Side: minimum <b>10% lot width</b> , or avg. side yard setback of 2 adjacent lots. <b>Maximum 20'</b> Rear: minimum 25% lot depth, no less than 20'. <b>Maximum 75'</b>	
<b>Max Height</b> 4.4.5-3	<b>35 feet</b>	
<b>Minimum Off-street Parking Requirements</b> 8.1.3(a) 8.1.8-1  8.1.8(c)	Neighborhood District. Multi-unit attached dwelling units, studio units, or 1-bedroom dwelling units require minimum <b>2 spaces per unit</b> . Non-residential uses in the Neighborhood District require parking per revisions to Article 8. Regardless of location, the minimum off-street parking requirements shall not apply to any of the following: <ul style="list-style-type: none"> <li>The creation of permanently affordable inclusionary housing units satisfying the provisions of Article 9 Part I – Inclusionary Housing;</li> <li>The adaptive Reuse and/or substantial rehabilitation of a building listed on the State or National Register of Historic Places;</li> <li>The creation of an accessory dwelling unit subject to 5.4.5</li> </ul> The minimum off-street parking requirement for a development with inclusionary housing units provided on site shall be reduced by the percentage of inclusionary units required by Article 9.	
<b>Maximum Off-street Parking Allowable</b> 8.1.9	Neighborhood District. Not more than <b>125%</b> of the minimum number of required spaces may be constructed. Note you must subtract the spaces that would be allocated to inclusionary units before you calculate the maximum. So, if the project ends up with 12	

# FOR SALE

## 251-253 South Union Street

### Burlington, Vermont

#### SOUTH UNION STREET HISTORIC DISTRICT

United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Section number 7 Page 86

113B. Garage (257 South Union Street); c.1935.

This 1 x 2 bay, asphalt shingled, hip roofed garage, located to the rear of the house, has corner boards, a boxed cornice and a frieze. This garage was demolished during the c.1985 restoration of #113.

114. Henry Shaw House (251-253 South Union Street); c.1848.

The 2 1/2 story central block of this slate roofed, gable-front Greek Revival house is flanked by a 2 1/2 story ell to the north and a 2 story ell to the south, both with gable-end cornice returns. All three portions of the structure have common bond brick bearing walls, stone foundations and boxed cornices. Two brick chimneys with corbelled caps are located on the roof of the central block, one on the peak in the center and the other closer to the front on the right (north) slope. In the juncture between the north ell and the central block is a one story porch spanning the length of the ell. From left to right (south to north), it is supported by a Doric pilaster, a thin chamfered post, an Ionic column, and the same post and column repeated.

The windows of the central block and north ell have two over two sash, while those of the south have mostly one over one. A six over three pointed head window is in the central block's front pediment. The other windows have flat brick arches. Beneath the front eaves of the south ell are three kneewall windows, and in the rear is a gabled wall dormer. Four bowed windows, one on the central block and three on the south ell, project from the rear wall where a two story porch spans the whole structure. Also in the back, is a wood-framed, clapboarded, flat roofed wing with a brick veneer wall that is continuous with the north wall of the north ell. Projecting from the north wall of the north ell is a canted bay window at the first story; this has a projecting cornice, a frieze and a two part architrave.

The later Italianate treatment to the left (south) sidehall entrance on the central block has given the house a hood with a gablet and large, scrolled brackets with drop pendants and long, arrow-shaped feet. The double entrance doors with round headed glazing have a bolection molding surround. Two doorways on the front of the north ell, one of which has been turned into a window, have granite sills.

This house was built by W.G. Shaw, a Burlington lawyer and businessman, for his son Henry c.1848.



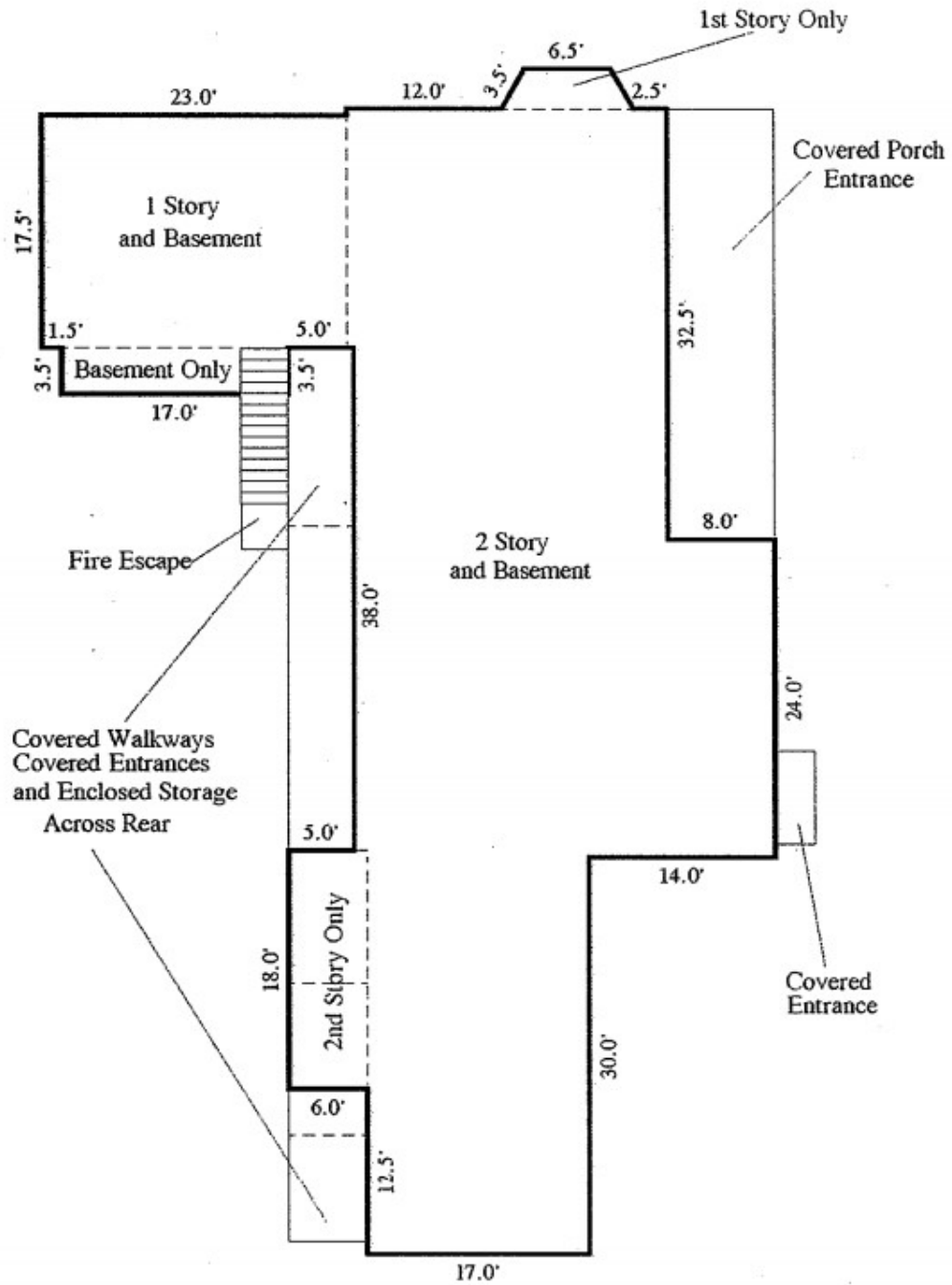


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**BUILDING PLAN**



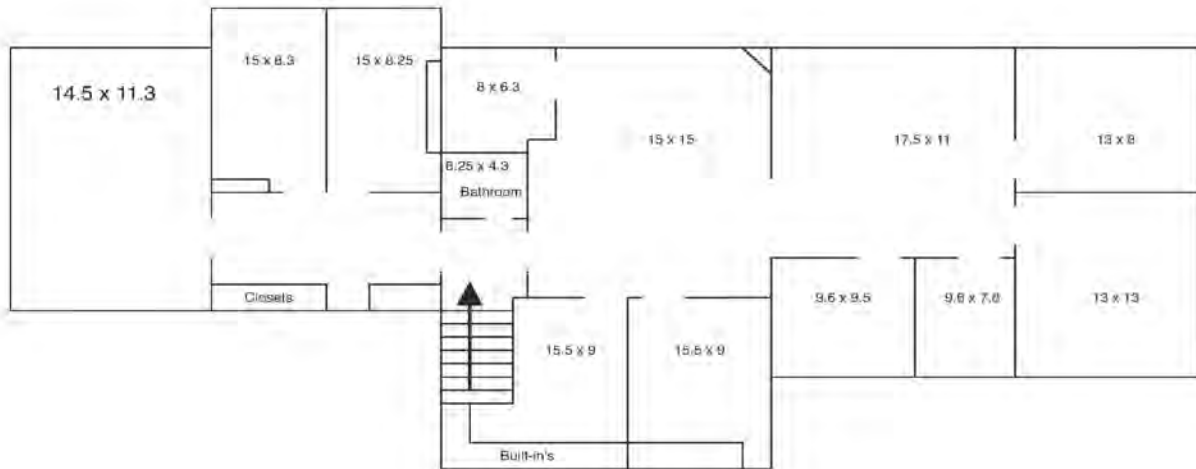


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**251-253 South Union Street  
Burlington, Vermont**

**SECOND FLOOR PLAN**



**253 South Union Street  
Second Floor**







# FOR SALE

## 251-253 South Union Street, Burlington, Vermont

### EXTERIOR PHOTOS







# FOR SALE

## 251-253 South Union Street, Burlington, Vermont

### EXTERIOR PHOTOS



Views to the west and towards Lake Champlain and Adirondack Mountains.



253 looking down historic South Union Street





# FOR SALE

## 251-253 South Union Street Burlington, Vermont

### INTERIOR PHOTOS







# FOR SALE

## 251-253 South Union Street

### Burlington, Vermont

#### INTERIOR PHOTOS







# FOR SALE

## 251-253 South Union Street Burlington, Vermont



### DISCLAIMER

Two Fifty Union Street Realty, LLC, (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 253 South Union Street in Burlington, Vermont (the "Property"). The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Broker or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither Owner nor Broker, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Broker make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserves the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.

**Seller is under no obligation to sell the Property and may remove the Property from the market at any time.**

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 contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.

# FOR SALE

## 251-253 South Union Street Burlington, Vermont



### 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