



**DONAHUE**  
**ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

**FOR SALE**

**1233 Shelburne Road -Unit A**  
**South Burlington, Vermont**

**Investment Opportunity**  
**Professional Office Center**  
**Sale Price—\$1,900,000**



**CONTACT US**

**Donahue & Associates**

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**Steve Donahue**

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### ABOUT THE PROPERTY

A rare opportunity to own the County's longest running professional office centers with multiple suites on three levels with elevator service. A beautifully maintained building with original home renovated to accommodate modern office use, complimented by a modern addition to provide space for a large single tenant, business, or multiple tenants. Several established businesses within the building and in the immediate surrounding area providing convenience and access for tenants or clients.

**Retail/Office Building:** 13,497 gross square feet SF on 3 levels, plus basement.

**Floor 1**—4,633 SF including open spaces, and private offices with plumbing in multiple places

**Floor 2**—3,633 SF on open flex office space with lots of natural light, along with private offices. Good for single or multiple tenants.

**Floor 3**—963 SF of office space with own bathroom.

**Basement**—Full height modern basement in newer property, can accompany storage. Easy access off parking area.

**Garage**— Large storage area or multiple car garage measuring 900 SF (20' x 45')

This investment property offers a unique sales opportunity on 0.94 acres of land in a highly trafficked area of Chittenden County. With a great diversity in the possible property use,, the owner has the opportunity to rent to a large variety of tenants. The building is estimated to have been constructed around 1923, but has been going through renovations multiple times to keep the building relevant on the market. In addition to this, there are paved and lined parking spaces shared in common with other association members.

### Key Investment Highlights -

- Sale Price—\$1.9 million
- Long term stable income producer with stable good credit tenant roster including a law firm, hair salon, and financial services, to mention some. Multiple leases expires in 2023-24.
- Location—One of Vermont's most popular commercial roads offers high traffic and several national retailers in close proximity, as well as financial services providers, auto, restaurants and more.





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### PROPERTY DESCRIPTION

<b>BUILDING SIZE</b>	13,497 Gross Square Feet 12,800 SF Finished Area 11,641 Rentable Square Feet	<b>FLOORS</b>	1-3 levels above grade 1st Floor - 4,663 SF 2nd Floor - 3,633 SF 3rd Floor - 436 SF
<b>CONSTRUCTED</b>	Circa 1923 Renovated 1990's	<b>EXTERIOR WALLS</b>	Mix of wood clapboard, shingles and stone
<b>SITE SIZE</b>	0.94 acre	<b>INTERIOR WALLS</b>	Drywall
<b>PARKING</b>	Paved and shared in common with Association members.	<b>FLOORING</b>	Predominantly hardwood, wall-to-wall carpeting, and some sheet vinyl and vinyl plank
<b>CONSTRUCTION</b>	Wood frame	<b>WINDOWS</b>	Wood frame double-hung
<b>ROOF</b>	Mix of slate and asphalt shingle	<b>ROOF</b>	Asphalt, Replaced 2018-2019
<b>WATER</b>	Town of South Burlington	<b>FOUNDATION</b>	Fully finished basement with a mix of stone & mortar walls and poured concrete walls
<b>SEWER</b>	Town of South Burlington.	<b>ZONING</b>	Commercial 2 (C2) District
<b>HEATING</b>	Natural gas fired hot water boiler with several independent units in offices		
<b>ELECTRIC</b>	Green Mountain Power		



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### HIISTORY—East O’Lake Inn

The East O’Lake building (Lakewood Commons) is a familiar landmark in South Burlington, visible from Shelburne Road even under the fall foliage. The land of East O’Lake was for many years used as a large farm, mostly for livestock. Mr. Smith F. Pierson owned the farm in the late 1800’s, and ran a prosperous cattle operation on the land. Pierson was from Shelburne, and came from a historic family.—his father fought in the American Revolution as was one of the earliest settlers in Shelburne. After making a fortune working in the gas and coal industry in New York City, Mr. Pierson returned to Vermont and purchased his father’s farm in 1886, making a series of improvements to the building. In 1898, Mr. Pierson died of illness, and George H. Allen of New York purchased what was now called Lydia Farm. After his purchase, Mr. Allen made drastic alterations on the main house, - he added a third floor, verandas, and completely redesigned and updated the interior. When Mr. Allen passed away in 1919, the farm portion of the property had started to continued to operate as a separate, commercial, entity.



In 1922, the estate was broken up, and the farm portion was split and put up for sale. E.P Woodbury, an experienced operator of hotels in Burlington in the summer, and Daytona, FL, in the winter, purchased the largest part of the property the same year. His intention in buying the property was to open a resort hotel on it, and he set about the job of converting the property into a rustic summer resort, which he named the Allenwood Inn. From 1922 to 1986, East O’Lake was owned and operated as an Inn, run by Mr. Charles Stetson and his wife Esther. In 1986, the historic mansion was converted to a prestigious office space, which it remains to-day. There were several proposals for the land, including a hotel and a fire station, but the new owners went with office spaces. Other buildings were added, creating what is known as Lakewood Commons. The directory of tenants in front of the renovated mansion still refers to the building as East O’Lake.



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**INTERIOR PHOTOS**



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**EXTERIOR PHOTOS**



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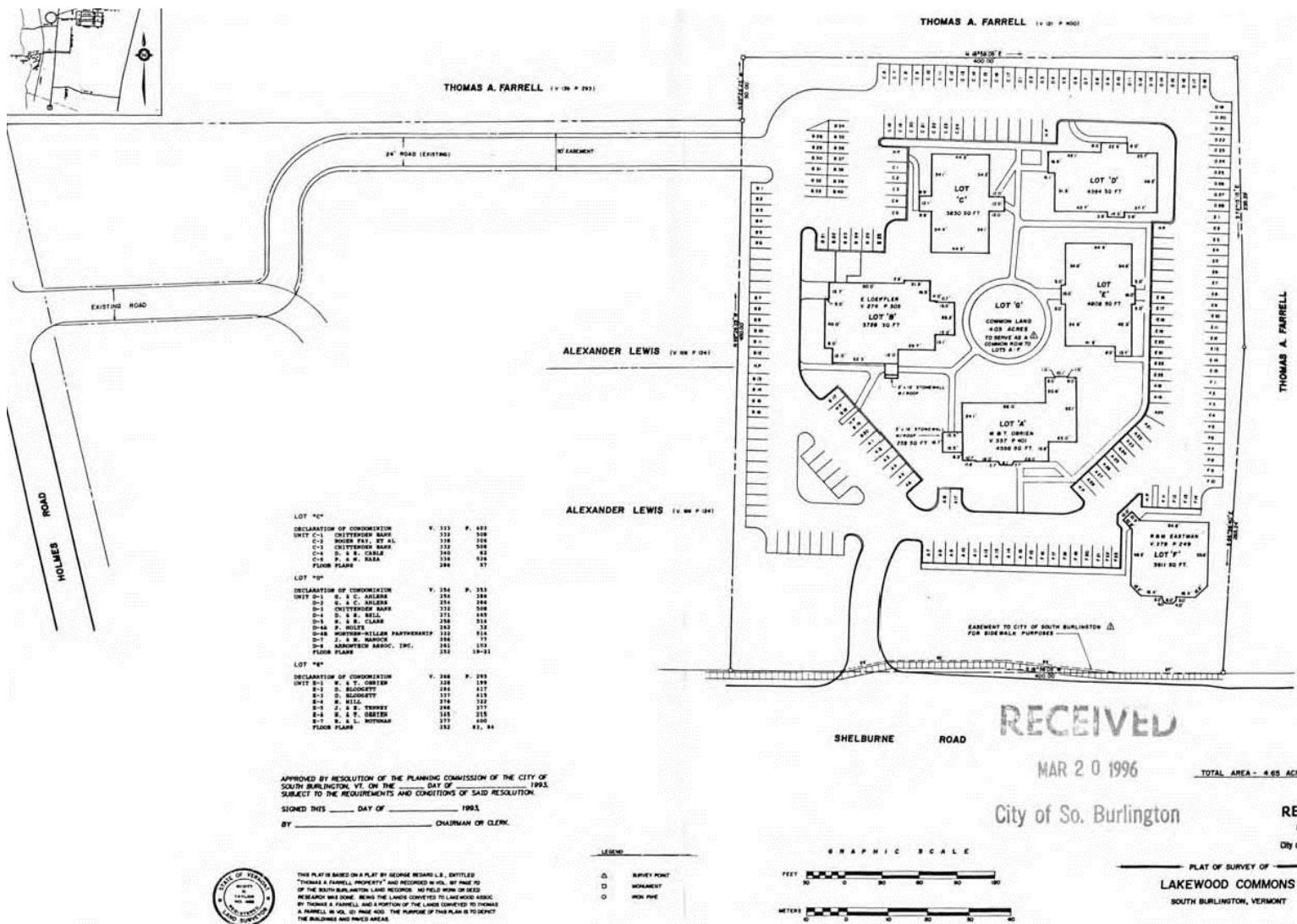


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### SITE PLAN



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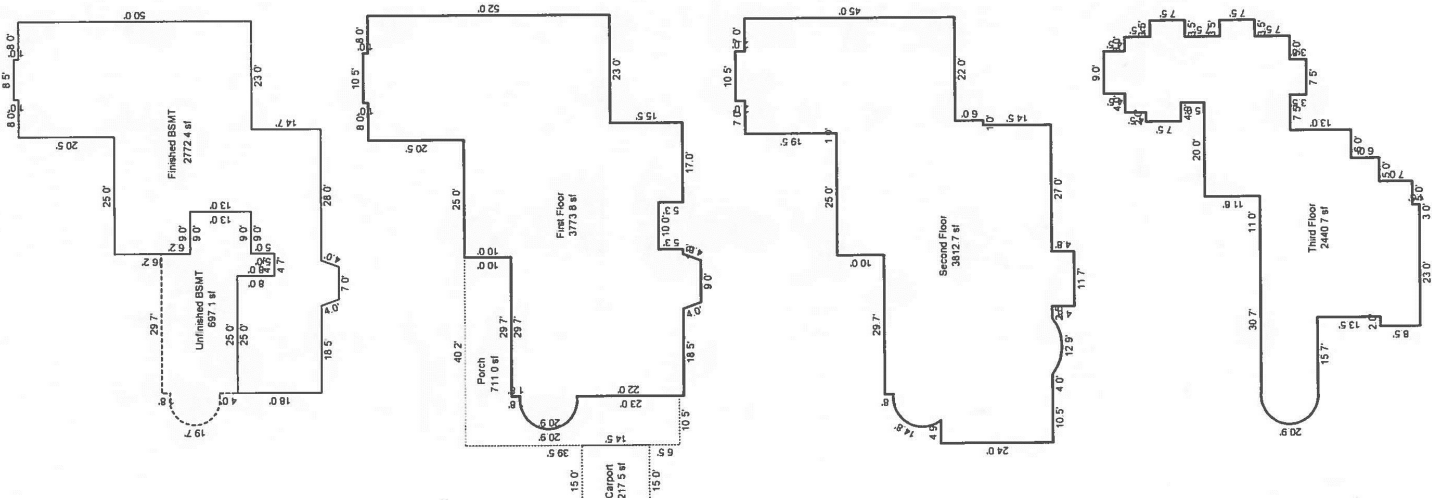


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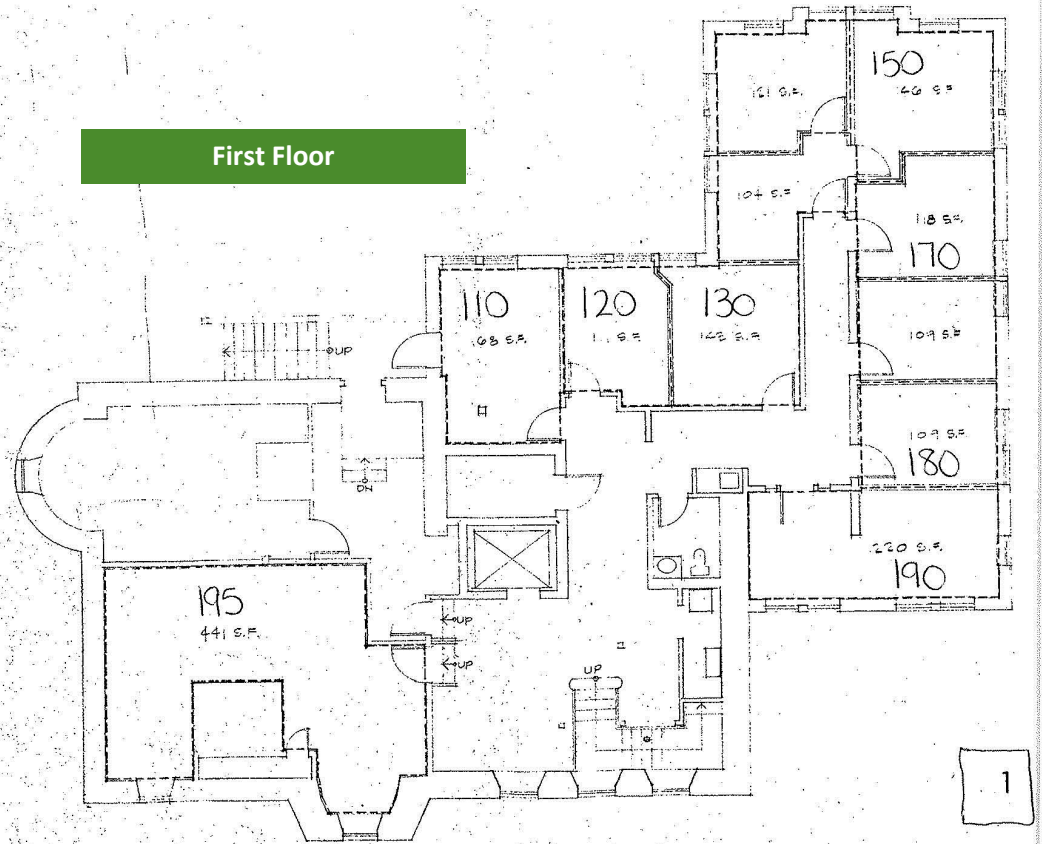
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### BUILDING SKETCH



### FLOOR PLANS

#### First Floor



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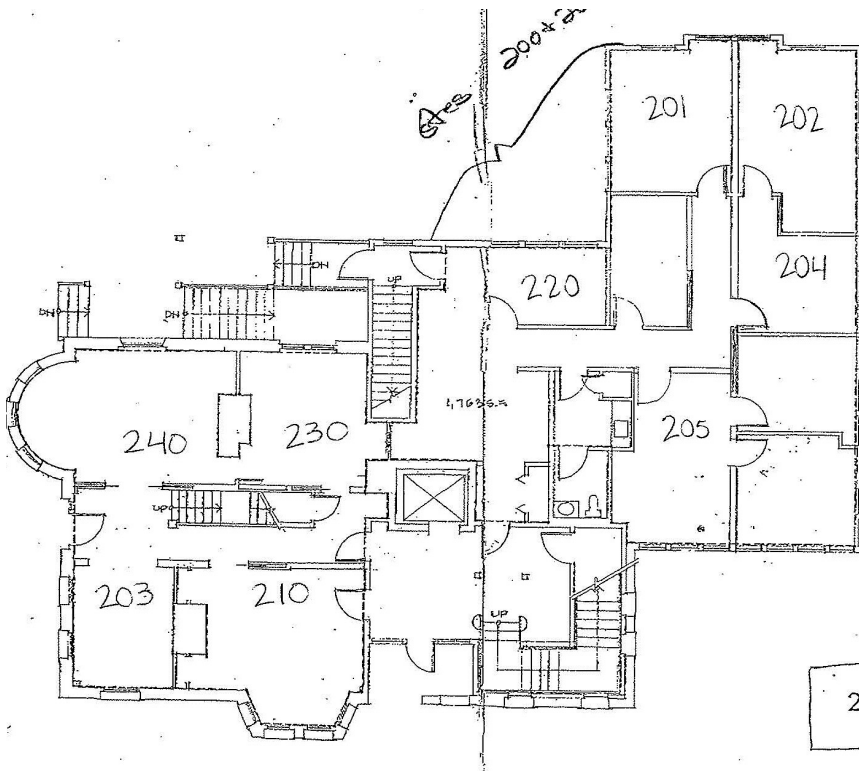


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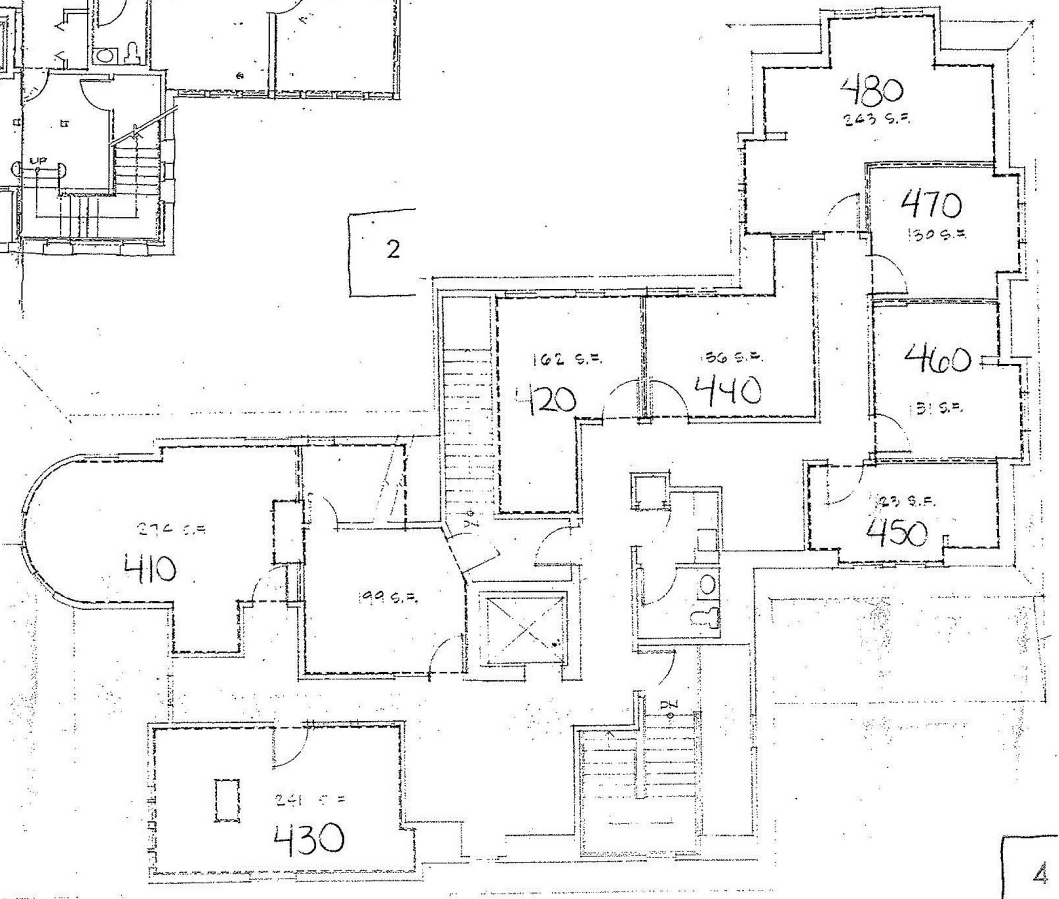
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**FLOOR PLANS**



**Second Floor**



**Third Floor**



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### ARIAL MAP



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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