DONAHUE & ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE

28 Park Avenue
Williston, VT 05495

Medical Office Building on 1.01 Acres

PROPERTY AT A GLANCE

This freestanding 2 story medical building has been home to a family medical group for over 25 years. Consisting of 9,248 sf and situated on 1.01 acres. It's currently configured for one user/tenant but easily can be converted into 4 units consisting of around 2,312 sf each. Plenty of parking with 56 spots and easy access into the building from entrances on 3 sides.

Price $1,495,000

Reduced from $1,700,000

CONTACT US

DONAHUE & ASSOCIATES
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28 Park Avenue, Williston, VT

PROPERTY DESCRIPTION

BUILDING SIZE	9,248 SF
SITE SIZE	1.01 acres
CONSTRUCTED EXPANDED	1989 Continuously Upgraded
STORIES	2 Stories
PARKING	56 Spaces
DEED	Book 122 Page 433, Williston Land Records
SPAN	759-241-10002
PARCEL ID	03066-004000
ZONING	Gateway North
REAL ESTATE TAX 2021-2022	$20,265

CONSTRUCTION	Wood frame
FOUNDATION	Concrete
ROOF	Asphalt Shingle-replaced in 2019
EXTERIOR WALLS	Wood Clapboard
WINDOWS	Double hung casement
LIGHTING	Fluorescent
ELECTRIC	Green Mountain Power
BATHROOMS	6 bathrooms (3 per floor) 1 with a shower
HEATING & COOLING	4 gas fired furnaces with cooling
WATER /SEWER	Municipal-Town of Williston
ENVIORNMENTAL	No know environmental issues
BASEMENT	Slab

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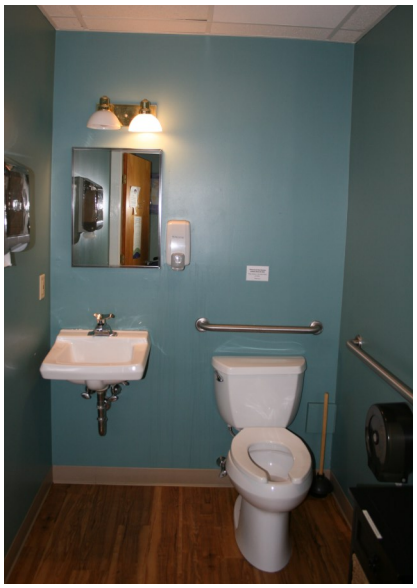
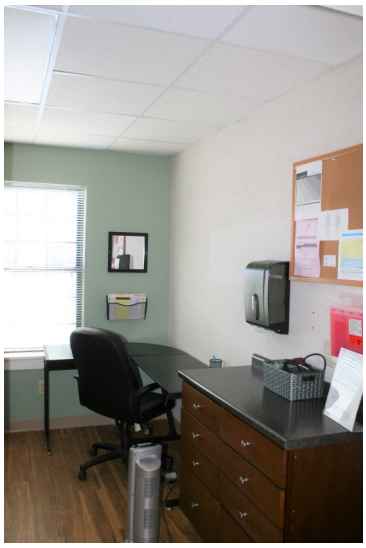
FIRST FLOOR SPACES

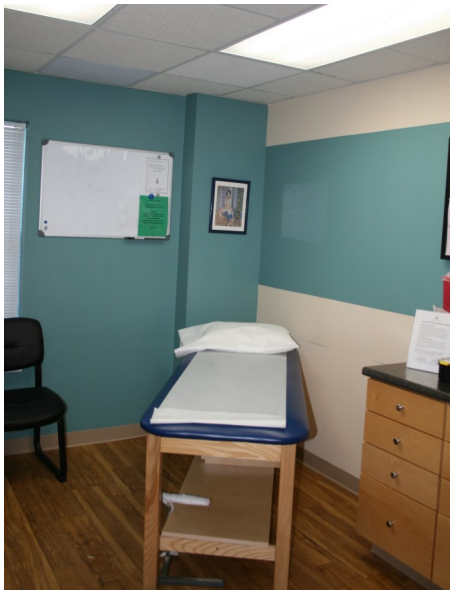
FEATURES

- 2 Small Reception Areas and Waiting Room
- 9 Exam Rooms
- 1 Xray Suite
- 1 Lab Area
- 1 Kitchen Area
- 2 Medium Provider/Clinical Areas
- 2 Individual Offices
- 3 Restrooms





Kitchen Area



Exam Room

Xray Suite

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SECOND FLOOR SPACES

Exam Room

FEATURES

- 14 Exam Rooms
- 1 Lab Area
- 2 Large Provider/Clinical Areas
- 3 Individual Offices
- 3 Restrooms (1 with Shower)
- 1 Nurse's Station
- 1 Large Waiting Area & Reception

Large Waiting Area & Reception

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EXTERIOR PHOTOS:

MORE BUILDING FEATURES

- 1 Practice Manager Office
- Server Room
- 3 Storage Closets
- 4 Heater/Utility Closets
- 3 Wind Entrance Vestibules at Each Entry Way
- 2 Sink Utility Rooms

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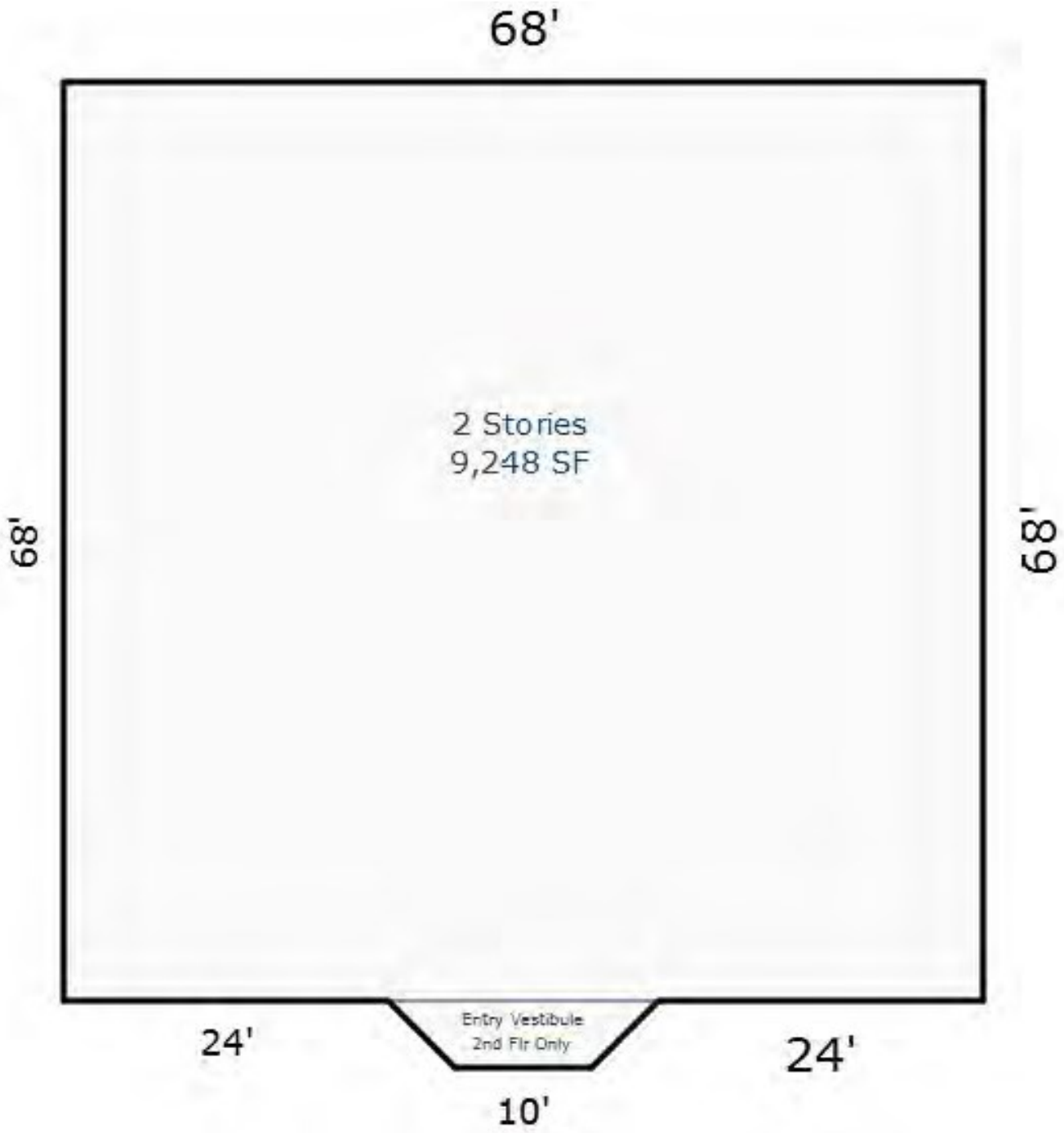
BUILDING SIZE



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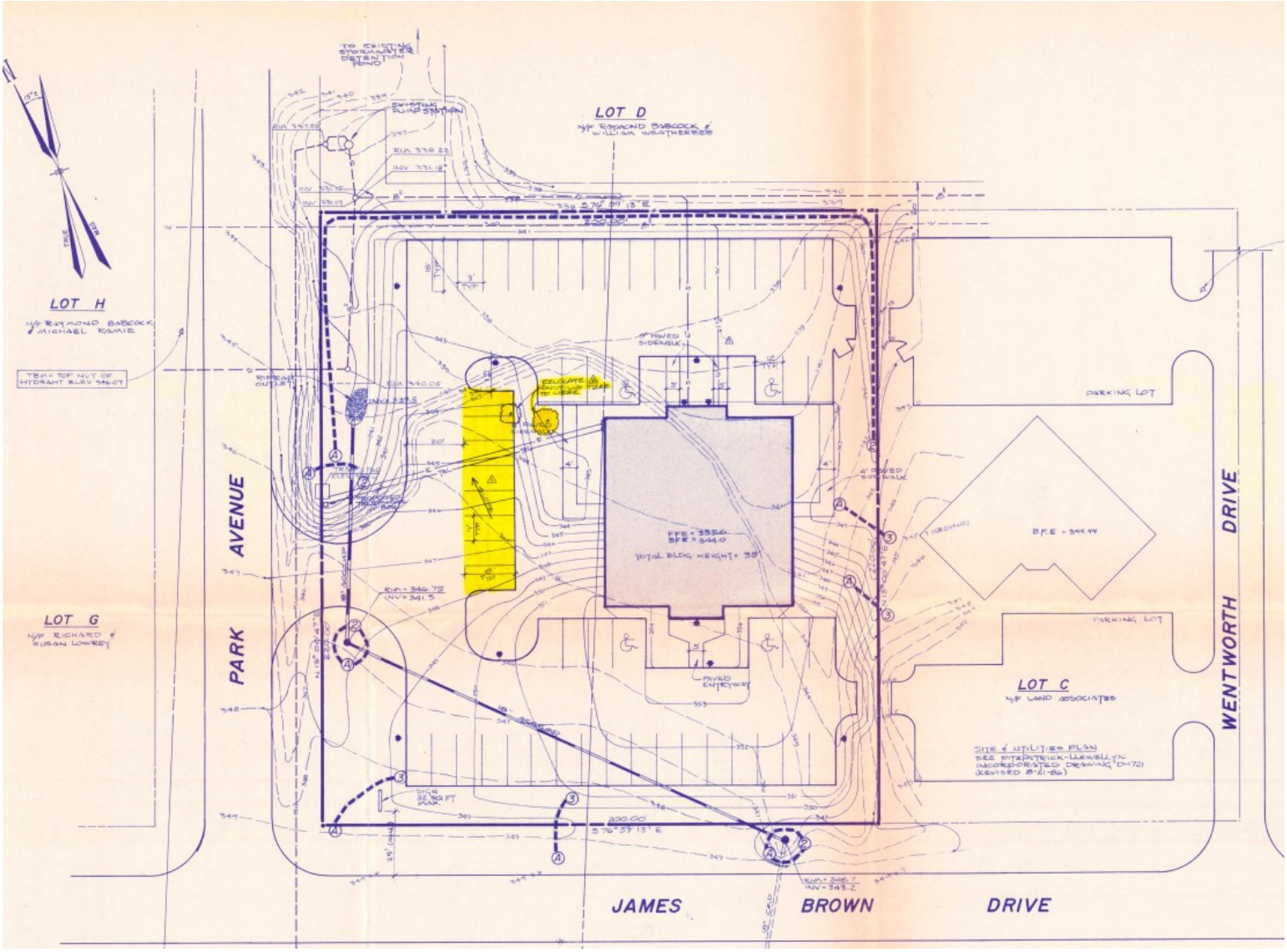
SITE PLAN



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LOACTION 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

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