



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 Reduction! \$1,495,000 from \$1,700,000

CONTACT US



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Burlington, VT 05401



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FOR SALE

28 Park Avenue, Williston, VT

PROPERTY DESCRIPTION

BUILDING SIZE	9,248 SF	CONSTRUCTION	Wood frame
SITE SIZE	1.01 acres	FOUNDATION	Concrete
CONSTRUCTED	1989	ROOF	Asphalt Shingle-
EXPANDED	Continuously Upgraded		replaced in 2019
STORIES	2 Stories	EXTERIOR WALLS	Wood Clapboard
PARKING	56 Spaces	WINDOWS	Double hung casement
DEED	Book <u>122</u> Page <u>433</u> , Williston Land Records	LIGHTING	Fluorescent
SPAN	759-241-10002	ELECTRIC	Green Mountain Power
PARCEL ID	03066-004000	BATHROOMS	6 bathrooms (3 per floor) 1 with a shower
ZONING	Gateway North	HEATING & COOLING	4 gas fired furnaces with cooling
REAL ESTATE TAX 2021-2022	\$20,265	WATER /SEWER	Municipal-Town of Williston
		ENVIORNMENTAL	No know environmental issues
		BASEMENT	Slab



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.



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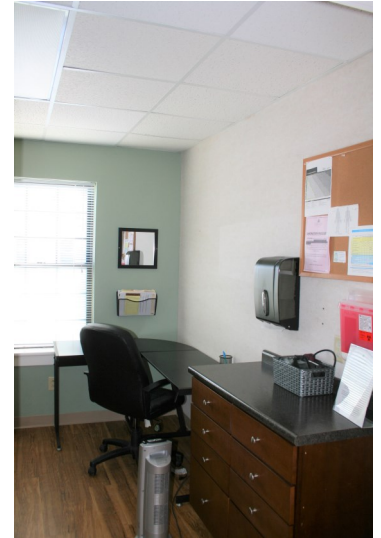
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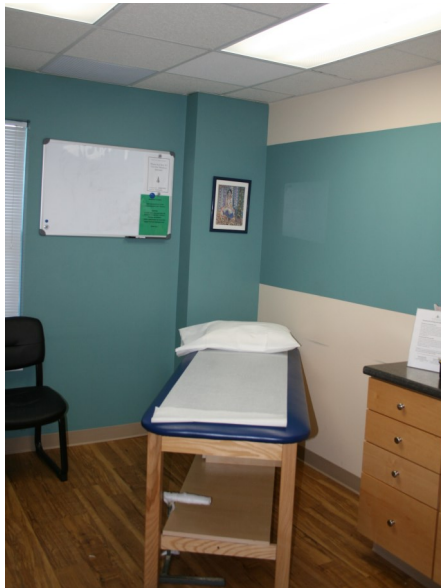
FIRST FLOOR SPACES

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



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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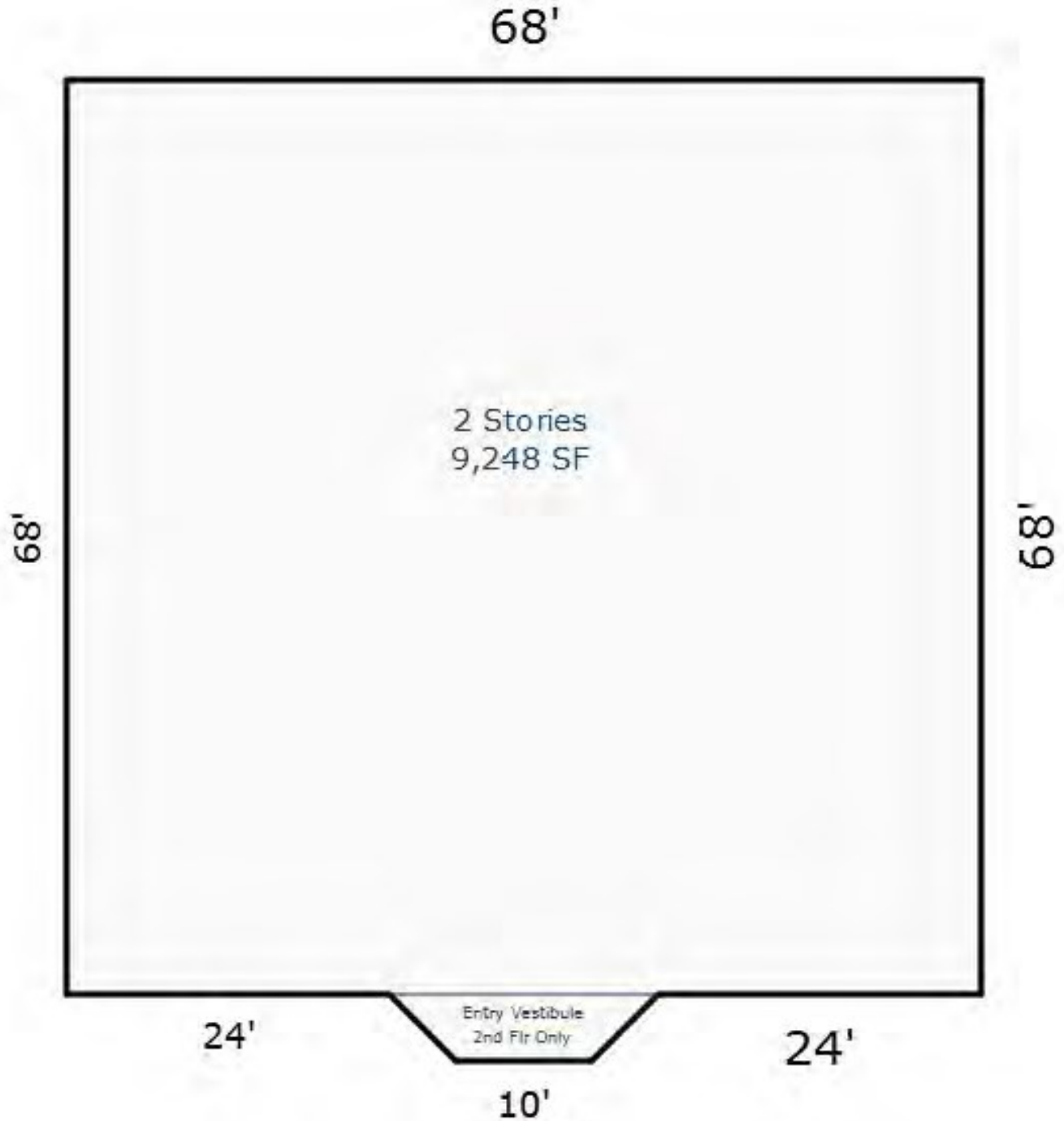
EXTERIOR PHOTOS:

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



BUILDING SIZE



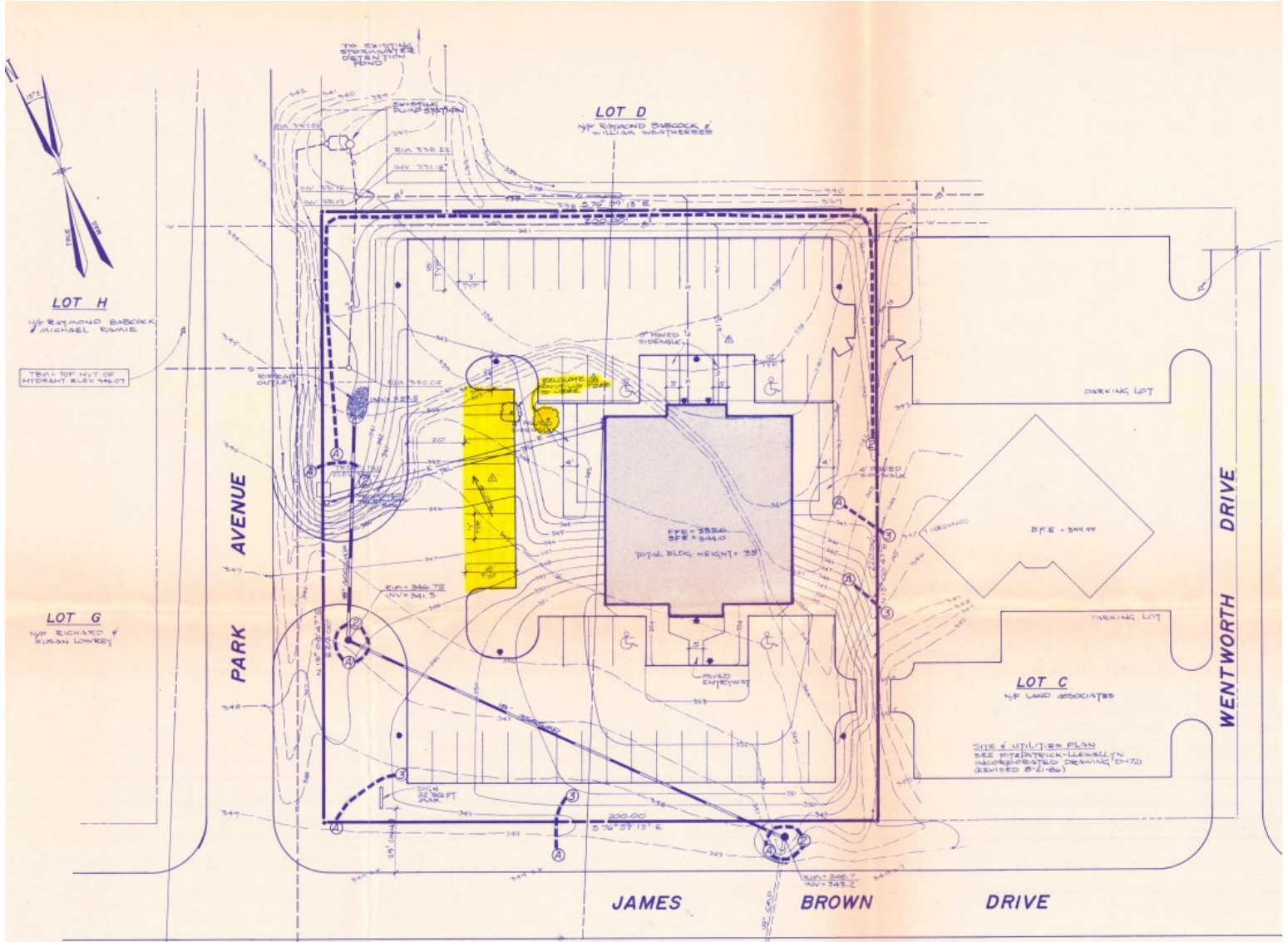


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SITE PLAN



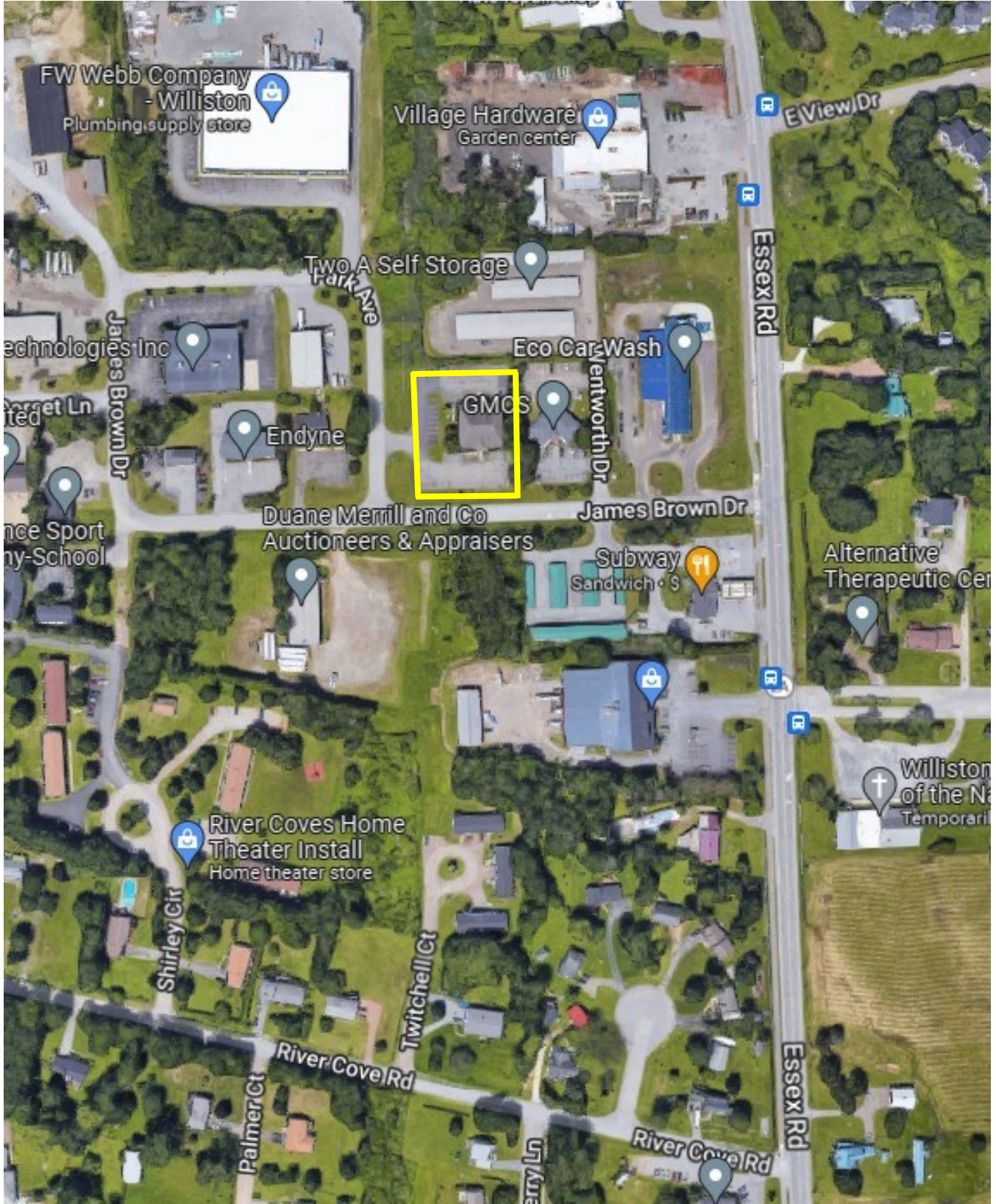


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LOCATION MAP





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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 Real Estate Brokerage Firm

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