



FOR SALE | 40B Timber Lane
South Burlington, VT

Commercial Condo Available for Sale



SUMMARY

Overview of Space Available—

This 1,400+/- SF commercial condo, on .18 +/- acres is located part of the busy Timber Lane Medical Center Development. 2 private offices, a large open area, handwashing sink, W/D, and ADA bathroom.

Zoning—Res 7 -Neighborhood Commercial

Timber Lane Assoc permitted uses include medical use, which can also include chiropractic, physical therapy or restorative practice including yoga, pilates, and other forms of movement.

Sale Price— ~~\$219,000~~ **Reduced to \$199,000**

Parking: - Free On site parking, shared with

Comments—High visibility stand alone location that provides a business with stand alone pylon for signage with heavy drive by traffic, close proximity to Healthy Living, Trader Joes, University Mall, and Exit 14 Interstate 89.

Easy access and on site parking make this a super convenient location for your business.

CONTACT US

Donahue & Associates
(802) 862-6880
www.DonahueAssociatesVT.com



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Meg@DonahueAssociatesVT.com



FOR SALE—CONDO

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South Burlington, Vermont

PHOTOS



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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Property Description

BUILDING SIZE	1,362 SF (+ shared mechanical room)	FIRE SAFETY	Dry Sprinkler System
SITE SIZE	0.18 acres	EXTERIOR WALL	Wood Siding
CONSTRUCTED	1987	LIGHTING	Fluorescent lighting
STORIES	One story; 2 offices, open space	BATHROOMS	ADA Bathroom with shower
PARKING	Free shared parking	HEATING	Forced Air Unit
DEED	Book <u>1331</u> , Page <u>26-27</u>	WATER /SEWER	Public
PARCEL ID	1720 - 0040.B	ASSOC DUES	\$620/month which include: Sharp needle removal, secure shred, trash & property maintenance
SPAN	600-188-16904		
TAXES	\$3,631.62		
ZONING	Residential 7		

Medical office condominium in popular Timber Lane Medical Center development. Located off a sunny atrium, this office has good lighting and layout. Private restroom with shower, washer/dryer 2 private offices, and open space for treatment. ADA accessible and plenty of shared parking, in a convenience South Burlington location.



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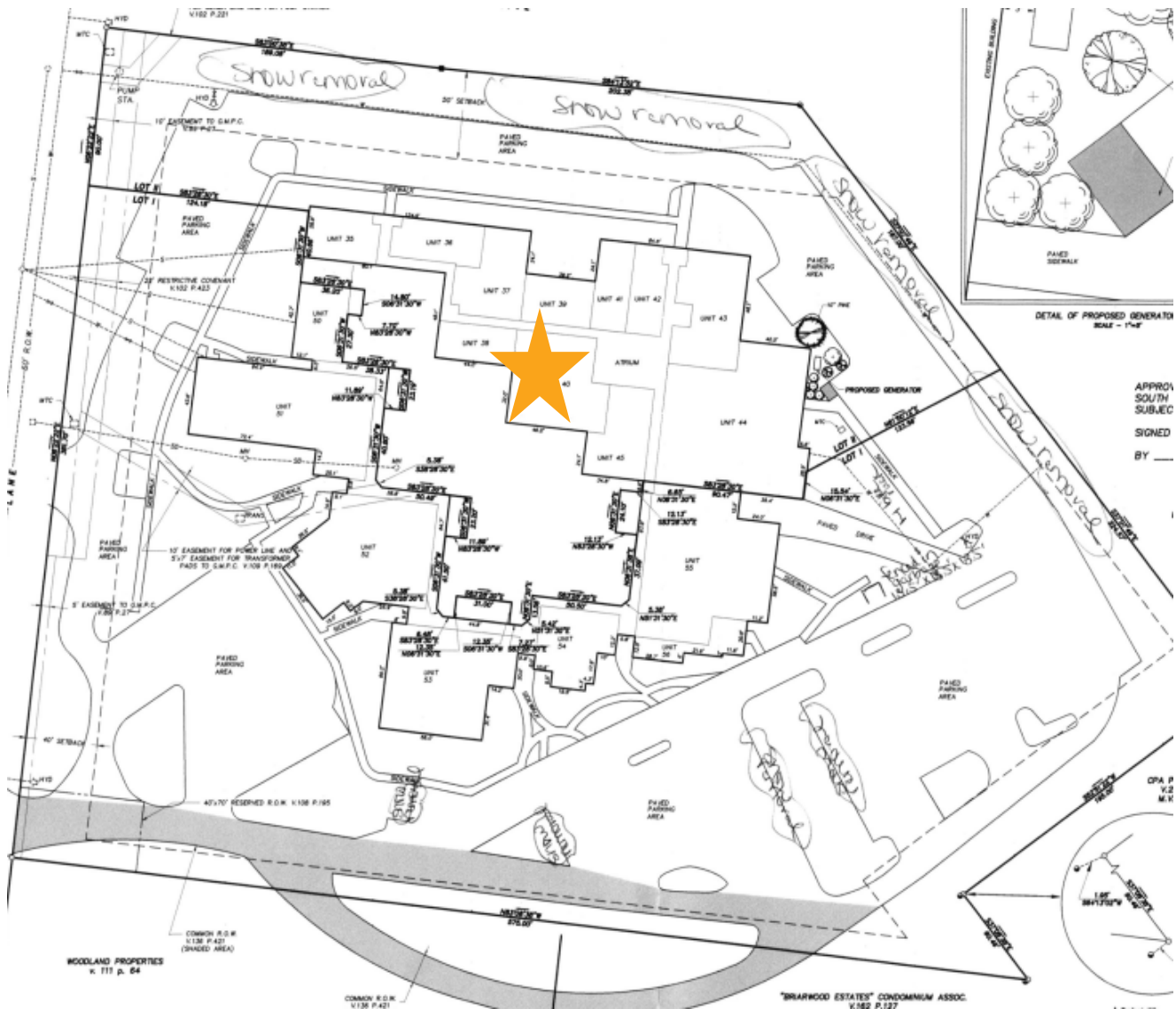


DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

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40B Timber Lane South Burlington, Vermont

Site Plan



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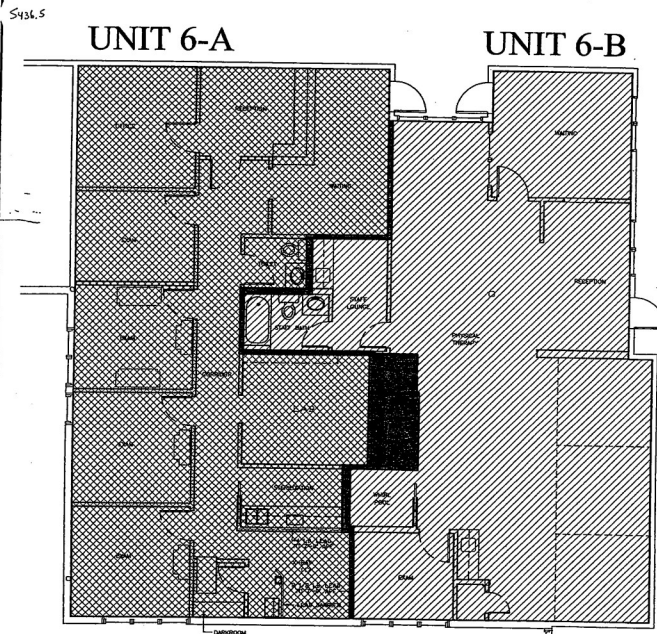
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Floor Plan



ORIGINAL UNIT "6" 2837 SF (EXCLUDING EXTERIOR WALLS)

- UNIT BOUNDARY
 - UNIT 6-A 1390 SF
 - UNIT 6-B 1362 SF
 - UNIT "6" 85 SF
- COMMON SPACES & WALLS**

NOTE: UNIT BOUNDARIES ARE FROM FACE OF SHEETROCK TO FACE OF SHEETROCK PER SCHEDULE B-1 OF FOURTH AMENDMENT TO THE DECLARATION OF TIMBER LANE MEDICAL CENTER PHASE II, A CONDOMINIUM.

TIMBER LANE MEDICAL CENTER PHASE II, A CONDOMINIUM
PLAN OF UNIT BOUNDARIES - UNITS 6-A AND 6-B
THIS PLAN IS THE PLAN REFERENCED IN THE FOURTH AMENDMENT TO THE DECLARATION OF TIMBER LANE MEDICAL CENTER PHASE II, A CONDOMINIUM.
SCALE: 3/16" = 1'-0"

I, Gary Lavigne, an Architect licensed in the state of Vermont, do certify that this floor plan fully and accurately depicts the layout, location, building numbers and dimensions as built, including the locations of the vertical walls within Units 6-A & 6-B of Timber Lane Medical Center Phase II, a condominium.

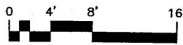
Dated at South Burlington, VT, this 11 day of FEBRUARY, 2004

Gary G. Lavigne, Architect

State of Vermont
County of Chittenden

At South Burlington, VT in said county and state, this 11 day of FEBRUARY, 2004, personally appeared Gary G. Lavigne and he acknowledged the foregoing statements to be true and correct.

Before me
Notary Public



CITY OF SOUTH BURLINGTON
CITY CLERK'S OFFICE
Received 2004 FEB 11 11:15 AM
Recorded in Book 1236, Page 62
City of South Burlington Land Records
Alist:
Donna S. Kinzie, City Clerk



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Ariel View



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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