



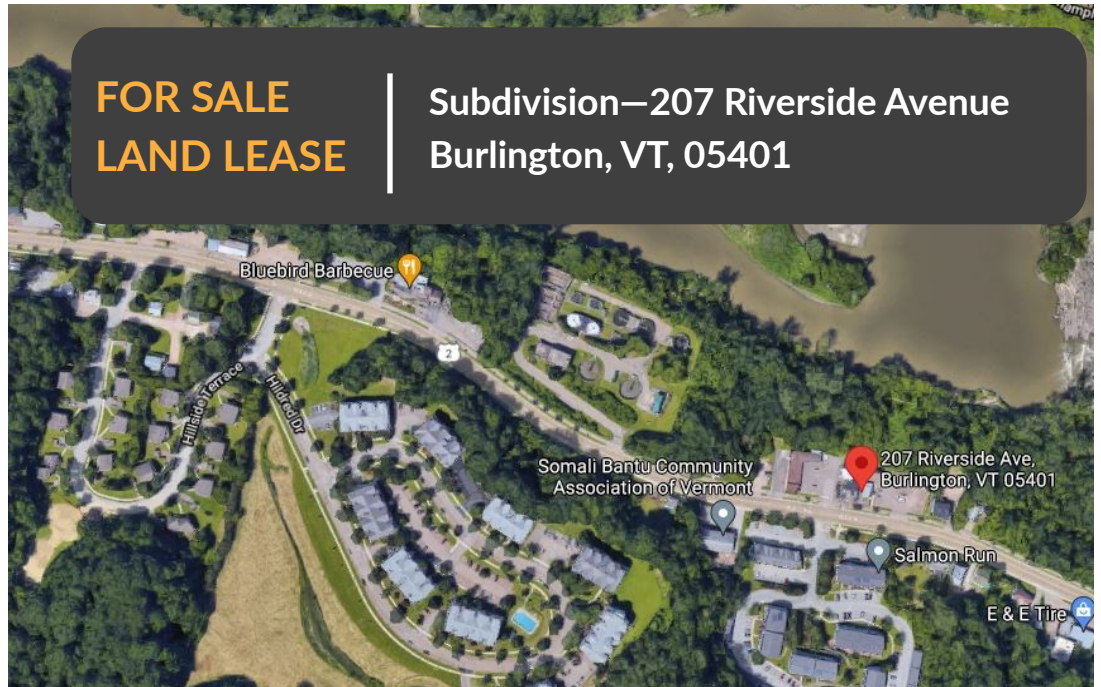
DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

Phone –802-862-6880

www.donahueassociatesvt.co

**FOR SALE
LAND LEASE**

Subdivision—207 Riverside Avenue
Burlington, VT, 05401



**SUBDIVISION POTENTIAL—LAND LEASE or OWN
MULTI FAMILY >BANK CREDIT UNION SITE > QUICK SERVE RESTAURANT >
15,300 CARS PER DAY MANY POSSIBLE USES**



CONTACT US



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Office Phone—(802) 862-6880



FOR SALE or LAND LEASE

207 Riverside Avenue, Burlington, VT 05401

ABOUT THE PROPERTY

The owner of 207 Riverside Avenue is offering a subdivided parcel to accommodate a multi family apartment project with 60+/- apartments, bank or restaurant drive-through via subdivision or a land lease. This Riverside Avenue site offers stunning river views and access, proximity to two of areas largest employers (UVM and UVM Medical) while being conveniently located on commuter way for those heading to or from Winooski/Colchester/Essex or downtown Burlington. Great exposure for retail traffic as well with over 15,300 cars driving by the site daily. Multi family, bank credit union or food service location work well!!

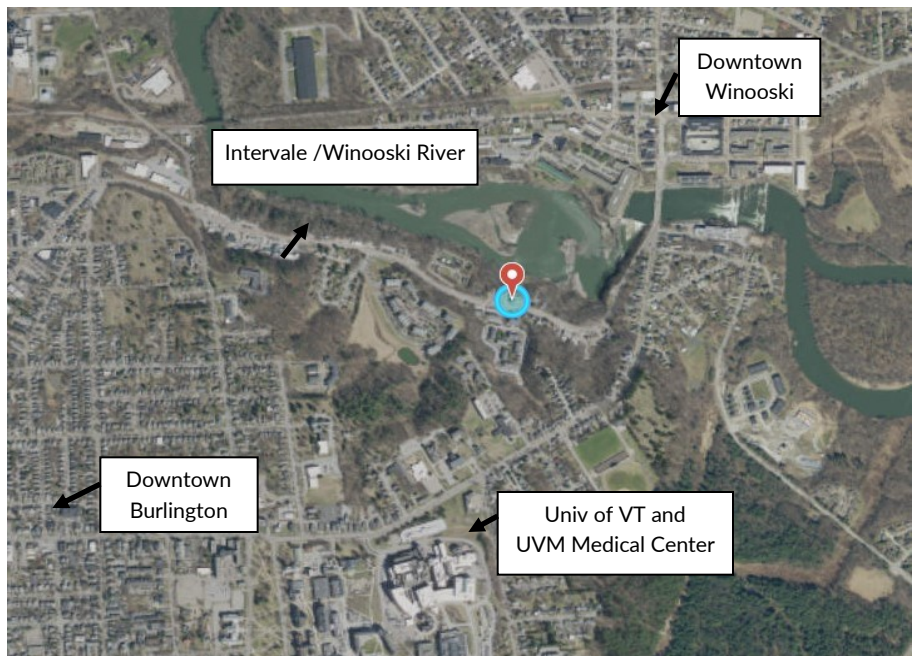
The potential subdivision would provide enough area for a reasonably sized structure, with at grade parking, multiple levels of housing over, or bank credit union with drive through lane(s). Two (2) curb cuts, one of which goes to a lighted intersection. The owner is interested in subdividing the lot to keep the former car wash building for redevelopment.

Zoning—Neighborhood Activity Center - Riverside (NAC-R). This zoning allows a wide variety of use, including both residential and commercial. Other examples of permitted use include residential housing, general office, grocery store, pharmacy, restaurant, and financial services.

Sale Price—\$1,200,000

PROPERTY AT A GLANCE

- ◇ **15,300 Cars** drive by the property every day (Vermont Department of Transportation).
- ◇ **Price** — \$1,200,000
- ◇ Flexible zoning allows for a diverse range of use.
- ◇ Businesses with a drive-through could be capitalizing off the heavy, daily traffic from the road.
- ◇ Close proximity to downtown Burlington and downtown Winooski, located right along the Winooski River.





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207 Riverside Avenue,
Burlington, VT 054

Exterior Photos





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EXISTING PARCEL DESCRIPTION PRE SUBDIVISION

BUILDING SIZES	Laundromat— 2,168 SF Garage/Office— 1,200 SF	ACCESS	Good access via two curb cuts in Riverside Avenue
LOT	4.03 acres. Subdivide parcel proposed to be roughly 1.54 acres	EASEMENTS	As noted on site plan.
CONSTRUCTED	1965—Renovated in 2004	WATER	Municipal—City of Burlington
FOUNDATION	Concrete	SEWER	Municipal—City of Burlington
STORIES	2 for both buildings	ELECTRIC	Burlington Electric
CONSTRUCTION	Laundromat— Wood Frame Garage/Office—Steel Frame	GAS	Natural Gas
REAL ESTATE TAXES	\$15,101.48 for the whole lot (4.03 acres), expected to be less with a smaller parcel (1.54)	PRESENT USE	Automotive (car wash, detail shop), laundromat, rental apartment, office, retail propane sales
PARCEL ID	046-1-005-100	FRONTAGE	200+/- feet on Riverside Avenue
SPAN	114-035-16408	VIEW	Scenic views of Winooski River.
DEED	886-736—Warranty Deed	ZONING	Neighborhood Activity Center - Riverside (NAC-R).
		PARKING	The paved driveway offers ample on-site parking

DISCLAIMER

207 Riverside Ave, LLC, (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 207 Riverside Ave 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.

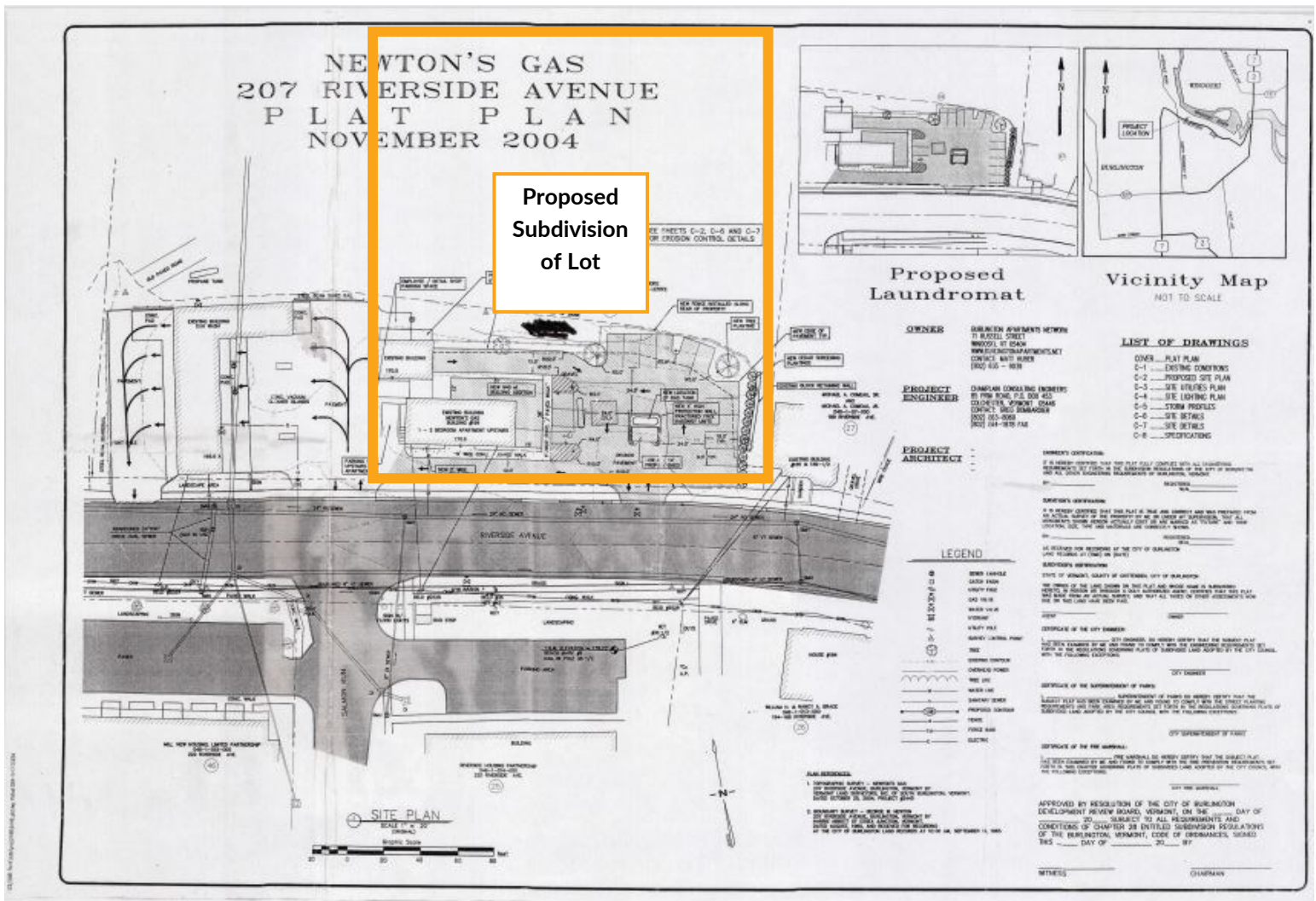


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SITE PLAN



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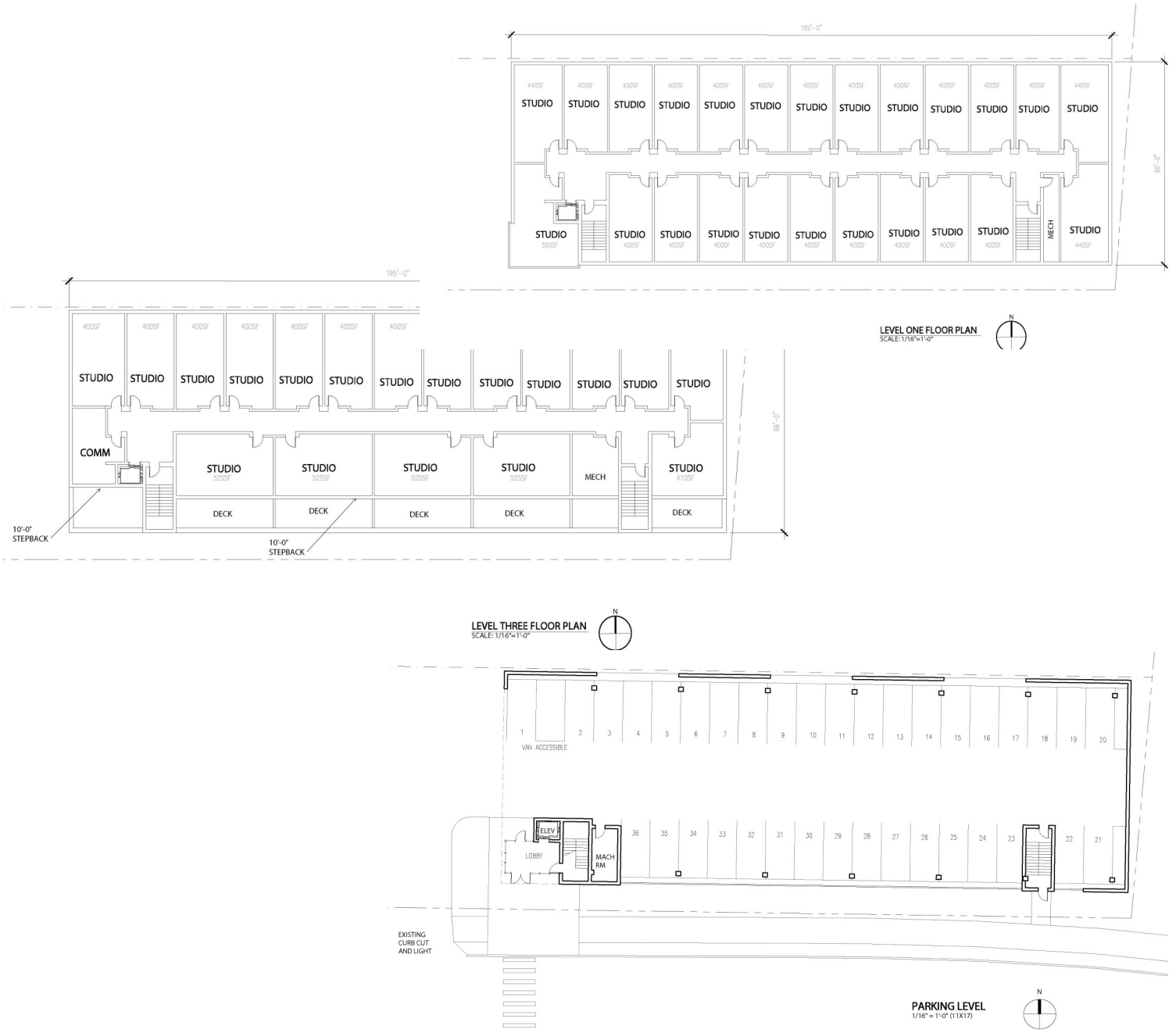


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POTENTIAL APARTMENT PLAN

207 RIVERSIDE AVENUE
BURLINGTON VERMONT



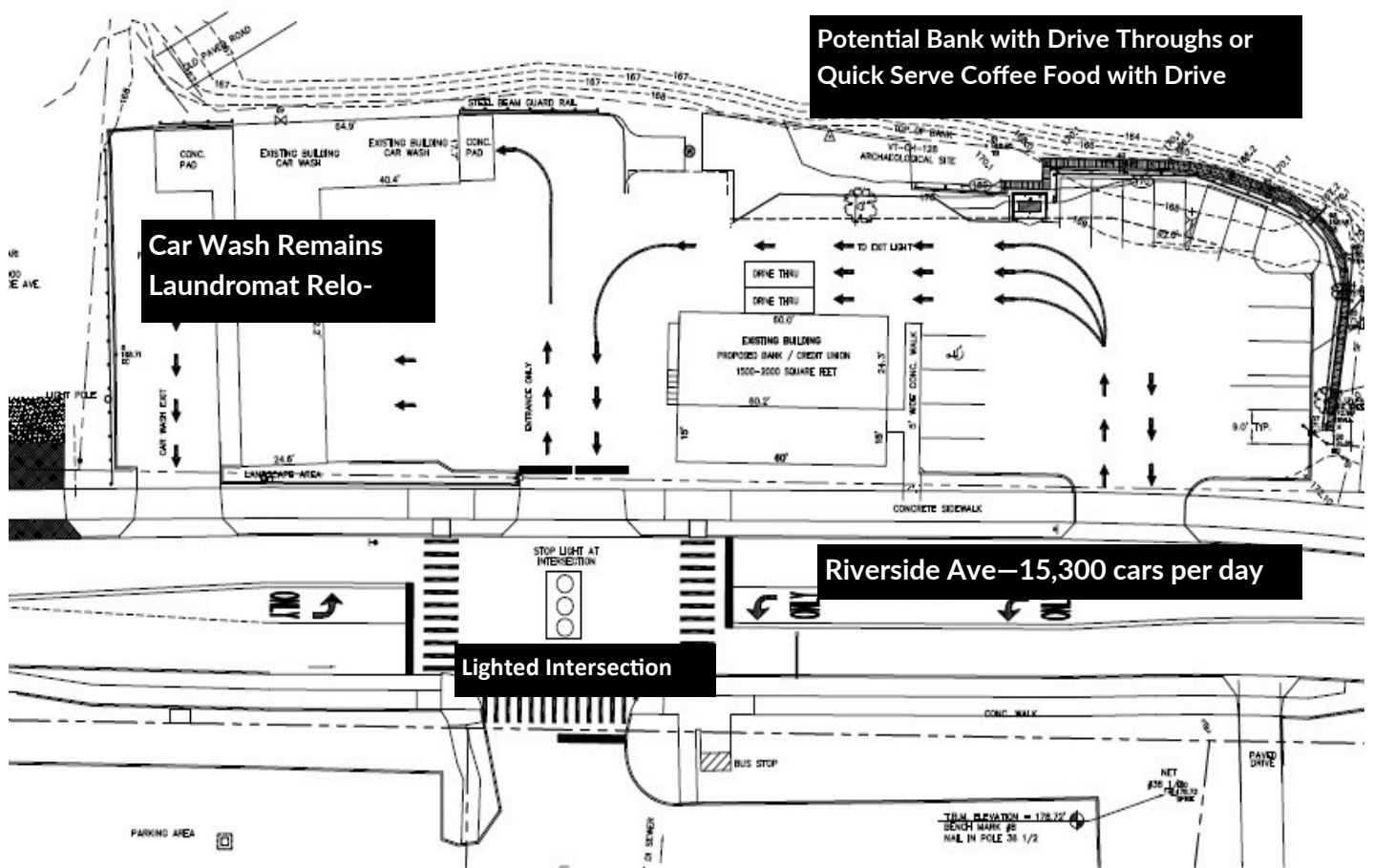


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Proposed Bank or Restaurant Drive Through



**Car Wash Remains
Laundromat Relo-**

**Potential Bank with Drive Throughs or
Quick Serve Coffee Food with Drive**

Riverside Ave—15,300 cars per day

Lighted Intersection



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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