



For Sale—Business

Laundromats—Four Locations

Well Located, Well Established, Cash Flowing Opportunities



FOUR LAUNDROMAT LOCATIONS FOR SALE:

BURLINGTON - 521 Shelburne Road AND 1127 North Ave., Burlington, VT

WILLISTON—204 Cornerstone Drive, Williston, VT

MILTON— 11 Haydenberry Dr, Unit 101, Milton, VT



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GREERS
Professional Fabricare Services

Burlington

**521 Shelburne Road
Burlington, VT**



LOCATION OVERVIEW

SPACE SIZE: 1,807 SF

MONTHLY RENT: #3,175 NNN PLUS UTILITIES

LEASE: LONG TERM AVAILABLE



SALES HISTORY

ANNUAL EXPENSES

Annual	521 Shelburne Rd (Home Ave.)		
Expense	2019	2020	2021
Rent	38100	38100	38100
Cam			
Electric	8286	8249	7180
Gas	9212	9459	7372
Water	11394	9534	10416
Total	66992	65342	63068

SALES: WASHERS, DRYERS,

	521 Shelburne Rd (Home Ave.)			
	2019	2020	2021	2022
Jan	11552	9220	9032	9915
Feb	9452	10388	6880	9725
Mar	10526	9050	9162	10956
Apr	13802	6480	10106	887
May	12850	8683	10267	closed
Jun	12104	8778	9024	closed
Jul	11492	9131	9358	closed
Aug	12441	8744	9526	closed
Sep	12138	8917	10594	closed
Oct	12636	10573	10811	closed
Nov	9450	9152	10823	closed
Dec	5910	9245	9906	7288
Total	134353	108361	115489	38771

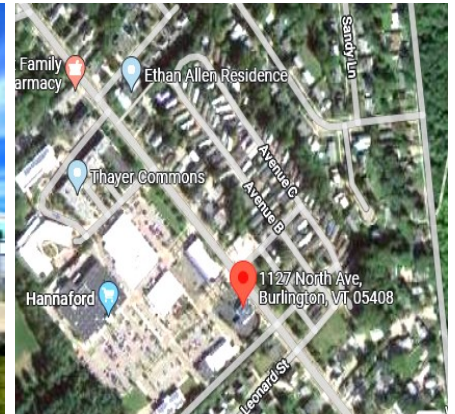
SALES: WASH, DRY, FOLD SERVICE

	521 Shelburne Rd (Home Ave.)			
	2019	2020	2021	2022
	2670	3379	3264	819
	2516	2778	2983	872
	3182	2034	3948	1133
	3236	1264	3396	188
	3718	1456	3571	closed
	4565	2644	4305	closed
	5664	3084	1524	closed
	4096	4041	2905	closed
	3843	5268	2723	closed
	5907	5016	4971	closed
	3451	4403	2128	closed
	2498	3496	1854	no staff
Total	45346	38863	37572	3012



Burlington

**1127 North Ave
Burlington, VT**



LOCATION OVERVIEW

SPACE SIZE: 2,116 SF

CAM: PRO-RATA, \$380/MONTH 2022

MONTHLY RENT: \$2154; NNN W/3% INCREASE/YR.

LEASE EXPIRES: 12.31.2024. OPTION FOR EXTENSIONS FOR ONE TERM OF 3 YEARS.

PRICE PER SF/YR. 2022: \$12.22

SALES HISTORY

ANNUAL EXPENSES

Annual Expense	North Ave	2019	2020	2021	2022
Rent		25008	22924	25288	25848
Cam		4910	4180	4560	4560
Electric		9587	7742	7655	8120
Gas		9921	6849	7506	9232
Water		14140	10595	11408	12924
Total		63566	52290	56417	60684

SALES: WASHERS, DRYERS, SOAP

	North Ave	2019	2020	2021	2022
Jan		9925	7029	7893	10119
Feb		8398	6670	7045	9714
Mar		9926	7750	8514	10793
Apr		11203	6000	9197	10979
May		12142	8368	9204	11814
Jun		10660	8082	8988	10930
Jul		10307	8739	9900	11487
Aug		11399	8051	9451	11252
Sep		11009	9098	9998	13128
Oct		11773	9916	11321	12089
Nov		11134	7380	11658	11181
Dec		10405	7437	10090	11202
Total		128281	94520	113259	134687

SALES: WASH, DRY, FOLD SERVICE

	2019	2020	2021	2022
	5138	4926	7589	9518
	5417	5802	7562	10391
	6042	6447	10582	11449
	6432	1871	7380	9708
	6584	3669	8995	8969
	5995	4880	9083	11649
	6488	5324	9552	11006
	7065	5391	9385	13672
	6041	5672	8802	13635
	6440	8642	12999	11847
	2415	8046	12099	13148
	5444	8,088	12025	12562
Total	69501	68758	116053	137554



Williston

204 Cornerstone Drive
Williston, VT



LOCATION OVERVIEW

Space Size: 1,690 SF

Monthly Rent: \$1,860.70 NNN

Price Per SF/yr. 2022: \$13.21

CAM— Pro-Rata, \$703/month 2022

Lease Expires—7/31/2024. Option for extensions for 2 periods of 5 years each.

SALES HISTORY

SALES: WASHERS, DRYERS, SOAP

SALES: WASH, DRY, FOLD SSERVICE

ANNUAL EXPENSES

Annual Expense	Williston	2019	2020	2021	2022
Rent		21040	21146	21708	24474
Cam		8090	7960	7740	8446
Electric		7668	6162	7313	5670
Gas		7679	6371	6847	5755
Water		10487	5777	5195	4623
Total		54964	47416	48803	48968

	Williston	2019	2020	2021	2022
Jan		6689	6468	6562	6174
Feb		6132	7067	5730	6168
Mar		7439	6146	6798	6827
Apr		8625	4489	7683	6802
May		8584	5420	7462	7550
Jun		6297	5627	7268	6910
Jul		8524	6220	8129	6920
Aug		7448	6714	6969	6905
Sep		8910	6729	6680	7850
Oct		7388	7522	7149	7773
Nov		6707	6966	6698	6215
Dec		7079	6533	6251	6643
Total		89822	75901	83379	82736

	Williston	2019	2020	2021	2022
			2459	1073	closed
		1361	2007	1803	counter
		2173	2254	1945	
		2217	0	2041	
		2422	0	2236	
		2778	1022	2533	
		2280	1507	1555	
		2595	1795	2263	
		2778	1934	2143	
		2565	2861	4663	
		1988	1377	717	
		1485	1389	0	
Total		24642	18605	22972	0



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Milton

**11 Haydenberry Dr. Unit 101
Milton, VT**



LOCATION OVERVIEW

SPACE SIZE: 2000 SF

MONTHLY RENT: \$2390.42 NNN

PRICE PER SF/YR. 2022: \$14.35

CAM: PRO-RATA, \$1,450/MONTH 2022

LEASE EXPIRES—2/28/2027. OPTION FOR EXTENSIONS FOR TWO PERIODS OF 3 YEARS

SALES HISTORY

Annual Expenses

Annual Expense	2019	2020	2021	2022
Rent	26941	27480	28030	28591
Cam	11873	11873	13869	14273
Electric	8560	8918	9341	10011
Gas	9624	8418	9434	12563
Water	5210	3126	2098	3127
Total	62208	59815	62772	68565

SALES: WASHERS, DRYERS, SOAP

	Milton			
	2019	2020	2021	2022
Jan	9413	10756	10381	10963
Feb	9568	10563	7278	10570
Mar	11307	11321	9550	12843
Apr	12161	8937	8663	12791
May	12466	11143	9896	12784
Jun	14782	10690	12720	12749
Jul	14738	12209	11791	18670
Aug	14214	11809	11799	18080
Sep	13428	12455	11428	18234
Oct	12750	11346	12632	19068
Nov	11467	9788	11022	14041
Dec	12165	8914	10564	13816
Total	148459	129931	127725	174608

SALES: WASH, DRY, FOLD

Sales minimal, not included.



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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