



DONAHUE
ASSOCIATES

COMMERCIAL REAL ESTATE ADVISORS

**64-68 PEARL ST,
BURLINGTON, VT**

**High Density Redevelopment
Opportunity**



CONTACT US



PRICE: \$1,500,000

Meg McGovern

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www.donahuessociatesvt.com

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 Details

BUILDING SIZE 5,838 SF w/ Attached Garage

CONSTRUCTED 1941

SITE SIZE .1 Acres

STORIES 2 stories with basement

FLOOR LAYOUTS 1st Floor Commercial 1,808 SF +/-
2nd Floor Residential 1,534SF +/-
Basement Storage 1,673 SF +/-

SPAN NUMBER 114-035-14883

PARCEL ID 044-2-021-000

PROPERTY TAXES \$9,231.44 (2024)

ZONING FD5 Form Based Code

PARKING On street Parking

ROOF SL Slate Shingle Roof

WATER/SEWER Municipal

MECHANICAL

PARKING AREA Public Parking nearby

REDEVELOPMENT OPPORTUNITY Partner w/ City

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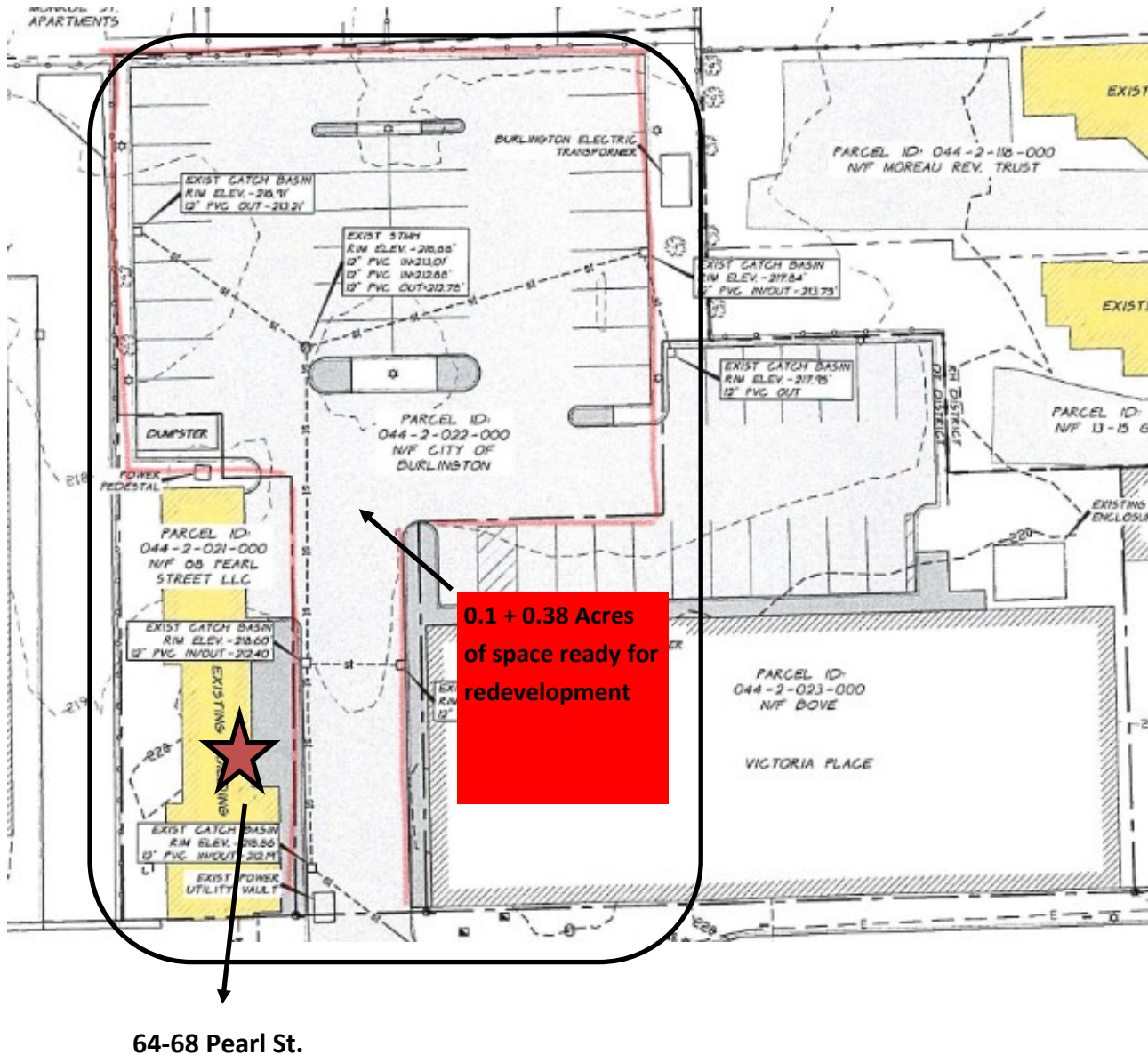
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Redevelopment Site Plans



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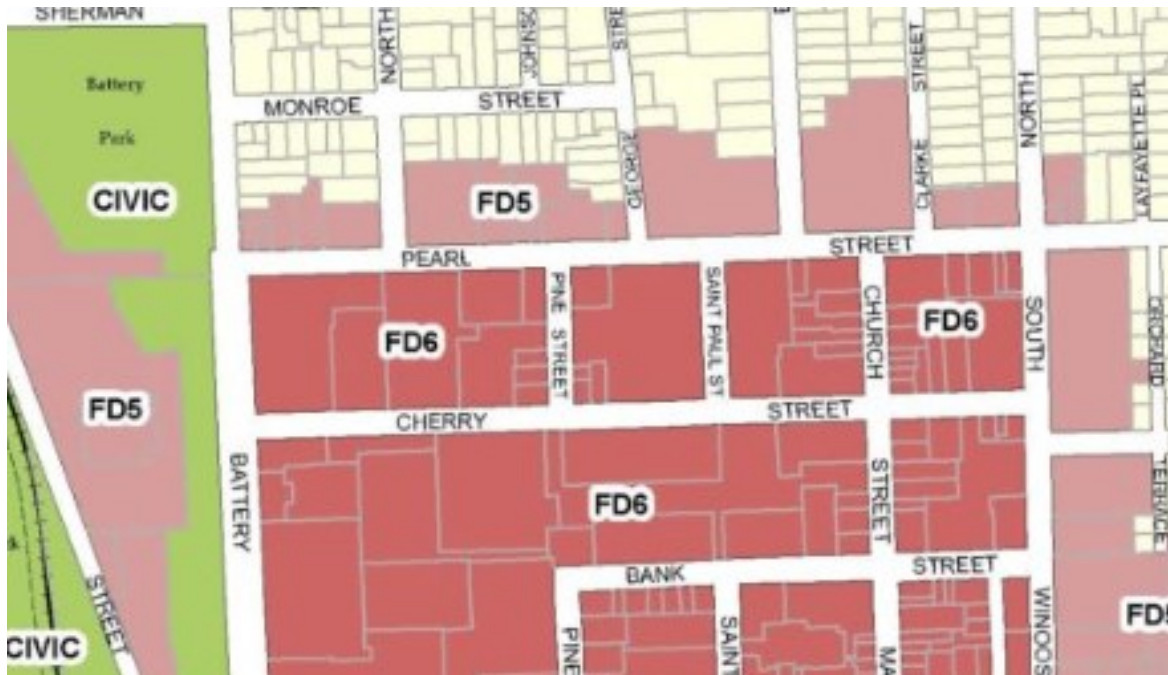
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Form Based Code



A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted as part of a city, town, or county development regulation.

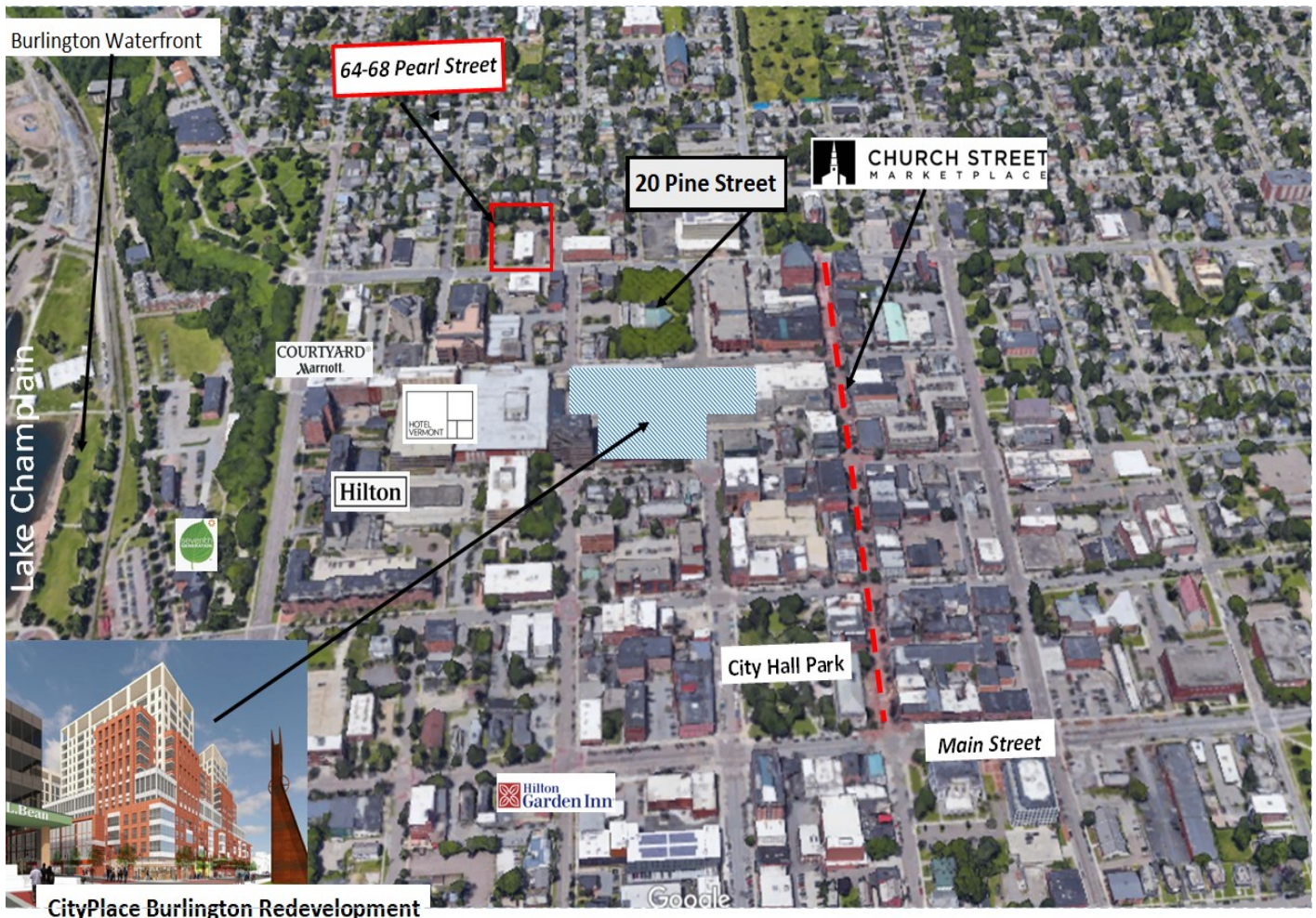
A form-based code offers a powerful alternative to conventional zoning regulations because they address the relationship between building facades and the public realm, the form, and mass of buildings in relation to one another, and the scale and types of streets and blocks.

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory.

The City of Burlington adopted a new Form-Based Code on November 13th, 2017. See the new zoning map above.

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Get to Know the Neighborhood—



Downtown Burlington, VT, offers a vibrant mix of retail and dining options, making it a popular destination for locals and visitors alike. The retail scene features an eclectic range of shops, from locally-owned boutiques and artisanal stores to outdoor gear retailers and specialty shops. In terms of dining, Burlington boasts a diverse selection of restaurants, cafes, and bars, offering everything from casual eateries and farm-to-table dining to international cuisines. Whether you're looking for unique gifts, trendy fashion, or a cozy spot to enjoy local flavors, downtown Burlington has something for everyone.

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Disclaimer

Independant Trust Consulting LLC, (the "Owner") has retained Donahue& Associates, LLC and Stephen Donahue, a Real Estate Broker (the "Advisors") as its exclusive advisor and representatives in connection with the sale of 64-68 Pearl Street (the "Property"), located in Burlington, Vermont , pursuant to a separate agreement. 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 Advisor 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 the Owner nor Advisors, 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 Advisor 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 reserve 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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