



**DONAHUE ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.co

**FOR SALE**

**221 Riverside Avenue  
Burlington, VT 05401**



**FORMER NEWTONS CARWASH CENTER**

**USE FOR—SERVICE- STORAGE—RETAIL-RESTAURANT**

**HIGH TRAFFIC (15,300 CARS PER DAY) AT LIGHTED INTERSECTION**



**THE OPPORTUNITY**

This is an opportunity to acquire a high traffic, high exposure building with redevelopment potential into restaurant, coffee shop, bakery, service business, insurance offices, or other. Redevelop for your business needs.

Riverside Avenue is convenient to two of the area's largest employers, University of Vermont and University of Vermont Medical Center. The site overlooks the Winooski River and natural area with walking trails. A busy commuter route with over 15,300 cars driving by the site daily, this is an excellent investment opportunity!

**OVERVIEW**

**Building Size**—2,980 SF

**Parcel Size**—.66 Acres

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

**Offering Price**- \$650,000

**CONTACT US**



Contact—Steve Donahue

Email—Steve@dDonahueassociatesvt.com

Office Phone—(802) 862-6880



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Service/Retail/Restaurant

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## PROPERTY INFORMATION

<b>BUILDING SIZE</b>	2,980 SF (24'X94' and 20'X55')	<b>ROAD TYPE</b>	Paved, municipally maintained, two lane street
<b>PARCEL</b>	.66 acres.	<b>ACCESS</b>	Good access via two curb cuts in Riverside Avenue one via lighted intersection.
<b>CONSTRUCTED</b>	1965	<b>EASEMENTS in</b>	Easements or restrictions as noted in Deed
<b>FOUNDATION</b>	Concrete slab	<b>WATER</b>	Municipal—City of Burlington Currently via Lot #2. New service required from street.
<b>STORIES</b>	1	<b>SEWER</b>	Municipal—City of Burlington
<b>CONSTRUCTION</b>	Cinder block with brick wood frame truss roof with asphalt shingle roof.	<b>ELECTRIC</b>	High capacity on site. Requires reconnecting.
<b>REAL ESTATE TAXES</b>	TBD	<b>GAS</b>	Natural Gas
<b>PARCEL ID</b>	046-1-070-000	<b>USE</b>	Former automatic drive through car wash with 4 self serve bays, and vacuum service.
<b>SPAN</b>	114-035-53073	<b>FRONTAGE</b>	100+/- feet on Riverside Avenue.
<b>DEED</b>	Warranty Deed	<b>ZONING</b>	Neighborhood Activity Center - Riverside (NAC-R).
<b>CONDITION</b>	Average	<b>PARKING</b>	Paved with 10-20 on-site parking.
<b>PROPERTY TYPE</b>	Commercial		
<b>SOIL CONDITION</b>	Geo tech studies available.		





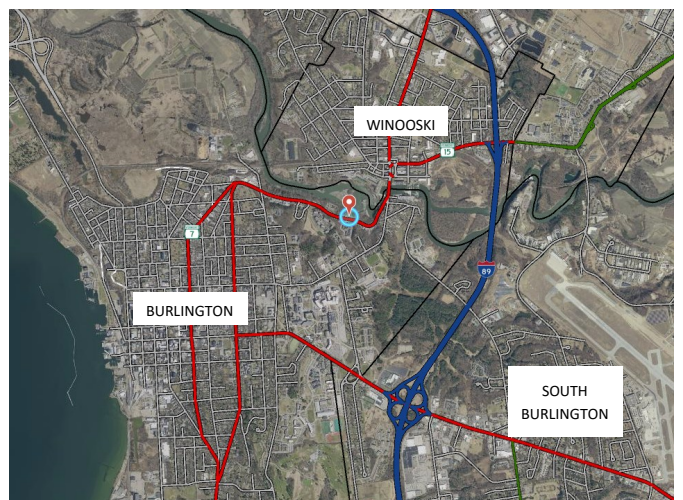
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## MAP





# FOR SALE

Service/Retail/Restaurant

## 221 Riverside Avenue Burlington, VT 05401



### 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



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## DISCLAIMER

2CRL VT Properties, LLC, (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 221 Riverside Avenue 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.**