



**FOR SALE**  
**186-188 Allen Brook Lane**  
**Williston, VT 05495**



**Overview:**

**188 Allen Brook Lane** presents a compelling opportunity for an owner-occupant or investor to acquire a well-located office asset in Williston’s established Allen Brook business corridor—one of the most consistently performing suburban office submarkets in Chittenden County.

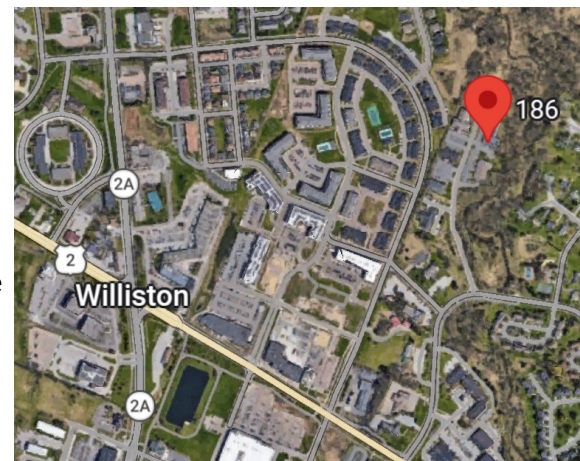
Current Tenants include:

VC3, Turnbaugh Insurance Agency, and Girls On The Run.

**Financials Available for qualified buyers, with signed NDA.**

**Zoning** is Tafts Corners Form Base Code which is suitable for a wide range of professional uses, including medical, financial services, technology, and administrative operations. Tafts Corners campus-style setting, combined with ample on-site parking and easy building access, supports both employee convenience and client-facing operations.

Strategically located just minutes from Interstate 89 (Exit 12) and the Williston Road retail corridor, the property benefits from strong regional accessibility and proximity to a deep labor pool. Nearby amenities—including national retailers, dining, and services—enhance tenant and employee experience, supporting long-term occupancy stability.



**CONTACT US**

**FOR SALE: \$1,500,000**

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## BUILDING INFO



**BUILDING SIZE** 9,568 SF

**CONSTRUCTED** 2000

**SITE SIZE** 1 Acre

**STORIES** 1 story with partial basement

**FLOOR LAYOUTS** Suite 1 —5,723 SF +/-  
17 offices, conference, storage, 1/2 ba, kitchenette

Suite 2 —1,895 SF +/-  
5 offices, conference, storage, 1/2 ba, kitchenette

Suite 3 —1,982 SF +/-  
6 offices, conference, storage, 1/2 ba, kitchenette

Basement—1,465 SF +/-

**SPAN NUMBER** 759-241-10176

**PARCEL ID** 08-160-019-070

**PROPERTY TAXES** \$20,898.87

**ZONING** TCFBC

**ELECTRICAL** GMP—Solar Array

**WATER/SEWER** Municipal  
Water Heaters (3) 2 new—2025

**MECHANICAL** 5 Carrier Gas Units  
6 A/C compressors

**DEED** Vol 585– Pgs 716-718

**Taft Farms Bus. Park Stormwater Assoc INC**  
WW-4-0297 EC-4-1113

**PARKING** 27 + shared parking



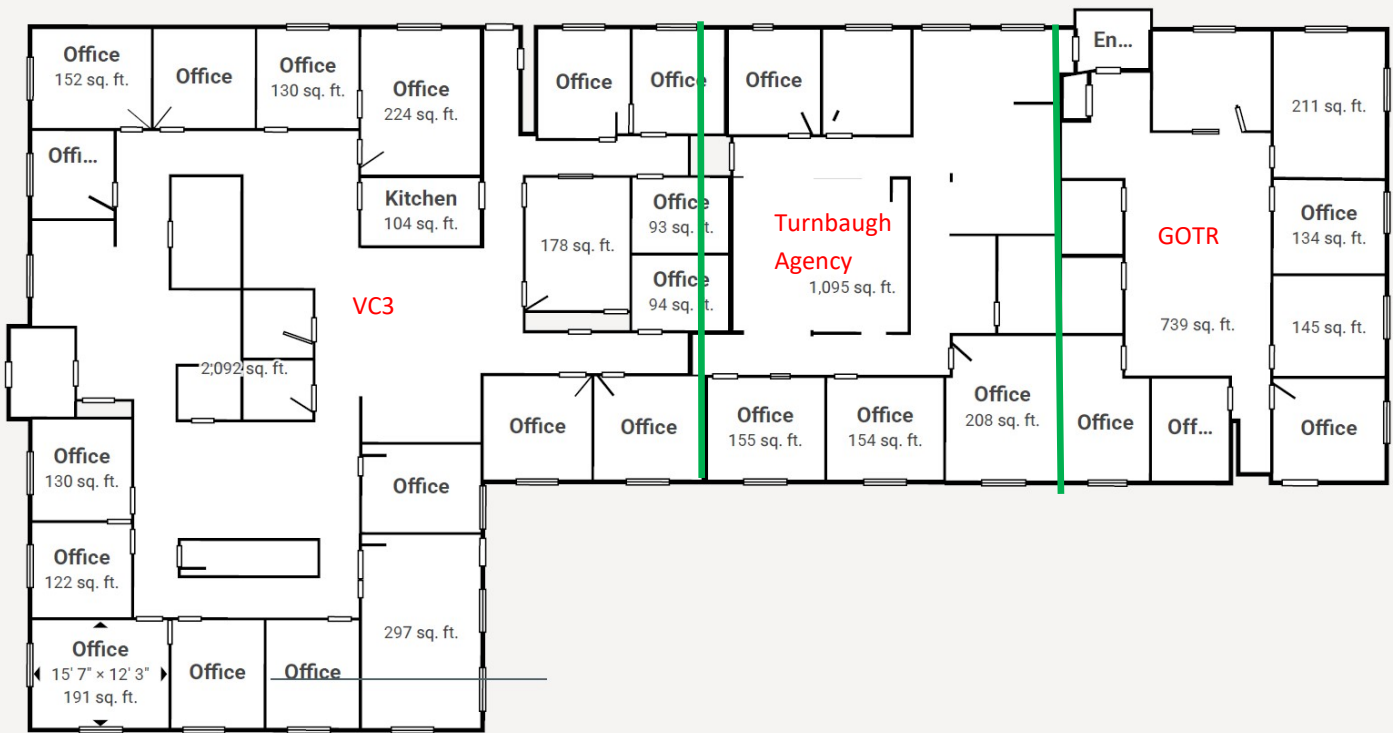
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**DONAHUE**  
**ASSOCIATES**  
 COMMERCIAL REAL ESTATE ADVISORS

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**FLOOR PLANS**



**Virtual Tour:** <https://tour.vermontvirtualtours.com/en/tour/186allenbrook>

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PICTURES



