DONAHUE & ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE

25 James Way
Shelburne, VT 05482
(formerly 4281 Shelburne Road)



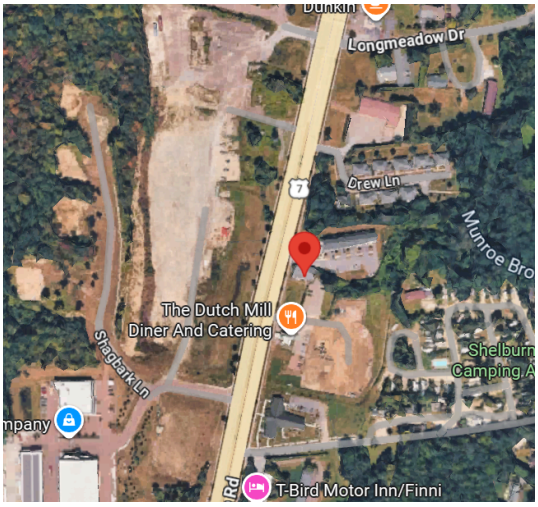
OVERVIEW

Well-located commercial office building with a separate apartment on Shelburne Road (US Route 7) in Shelburne, Vermont. The property offers about 4,594 square feet of finished space across two floors, including roughly 3,789 square feet of office space and an 805-square-foot second-floor apartment, plus a 1,182-square-foot lower level for storage or additional use.

The building has long been set up as a multi-tenant property, so it suits an investor looking for diversified rental income from office tenants and a residential unit. It also suits an owner-occupant who wants to run a business from one part of the building and lease out the rest. The parking lot has just been repaved and restriped, with space for 20 vehicles. The building is served by town water and sewer and a gas-fired boiler. The property is located in the Shelburne Road 1 zoning district.

Shelburne is a sought-after Chittenden County community with quick access to Burlington, South Burlington, and Williston. The building sits on a ±0.53-acre lot.

Rent roll and operating figures are available to qualified buyers on request.



FOR SALE: $695,000

CONTACT US

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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. Square footage is approximate and taken from an area sketch; buyer to verify.

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BUILDING INFO

BUILDING SIZE	±4,594 SF finished area
SITE SIZE	±0.53 acres
STORIES	2 floors above grade plus lower level
FLOOR LAYOUTS	Office space — ±3,789 SF, two floors Apartment — ±805 SF, second floor Lower level — ±1,182 SF
PARCEL ID	7004281 Tax Map 29-50-62.002
PROPERTY TAXES	$13,307.07 annually
ZONING	Shelburne Road 1 District
PARKING	20 spaces; lot newly repaved and striped

ENTRY	Covered porch
ELECTRICAL	200-amp service; Green Mountain Power (GMP)
WATER/SEWER	Town water and sewer
MECHANICAL	Weil-McLain gas-fired boiler; window A/C units
ROOF	Asphalt shingle
DEED	Book 425, Page 110
FINANCIALS	See financial summary, page 3. Full rent roll and operating figures available to qualified buyers on request.

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FINANCIAL SUMMARY

INCOME & EXPENSES

	2025 ACTUAL	CURRENT RENT ROLL	POTENTIAL
Gross rental income	$82,050	$75,672	$103,536
Other income	$19	—	—
Total income	**$82,070**	**$75,672**	**$103,536**
Real estate taxes	$12,444	$12,444	$12,444
Insurance	$3,388	$3,388	$3,388
Utilities (power, gas, water, sewer)	$8,144	$8,144	$8,144
Landscaping / snow removal	$8,866	$8,866	$8,866
Trash removal	$1,671	$1,671	$1,671
Repairs & maintenance	$4,355	$4,355	$4,355
Administrative, supplies & other	$2,492	$2,492	$2,492
Total operating expenses	**$41,360**	**$41,360**	**$41,360**
Net operating income	**$40,710**	**$34,312**	**$62,176**

2025 actual per the owner's 2025 tax return supporting documentation; excludes mortgage interest, capital improvements and unrelated note interest income. Current and potential columns hold operating expenses at 2025 actual levels.

RENT ROLL

SPACE	SF	CURRENT / MO	POTENTIAL / MO	POTENTIAL $/SF/YR
Office tenant 1	1,110	$2,228	$2,228	$24.09
Office tenant 2	290	$550	$700	$28.97
Office tenant 3 (615 SF occupied; 760 SF vacant)	1,375	$1,648	$3,200	$27.93
Office tenant 4	561	$530	$1,000	$21.39
Apartment	—	$1,350	$1,500	—
Total per month	**3,336 office**	**$6,306**	**$8,628**	
Total annualized		**$75,672**	**$103,536**	

Current rent roll per owner's schedule dated July 1, 2026. Potential assumes the vacant ±760 SF is leased and rents on the other suites rise to the figures shown, including $3,200 per month for the full ±1,375 SF suite, which a tenant paid before downsizing. Tenant names and lease terms available to qualified buyers on request.

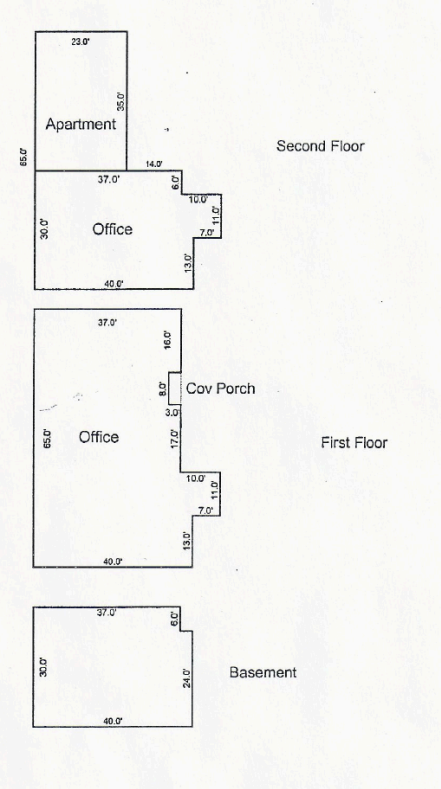
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FLOOR PLANS & SITE PLAN



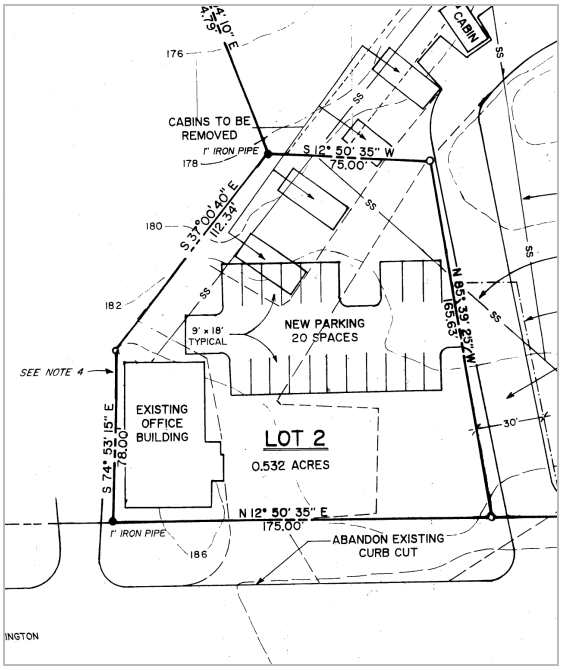
AREA SUMMARY

AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Totals
GLA1	First Floor	2530.00	2530.00
GLA2	Second Floor	2064.00	2064.00
BSMT	Basement	1182.00	1182.00
P/P	Covered Porch	24.00	24.00
OTH	Office	1259.00	
	Apartment	805.00	2064.00
	TOTAL LIVABLE (rounded)		4594

Total livable area ±4,594 SF (first floor ±2,530 SF, second floor ±2,064 SF). Lower level ±1,182 SF and covered porch ±24 SF are not included in the total. Per area sketch and town property record; approximate, buyer to verify.

SITE PLAN



Lot 2, ±0.532 acres, with 20 parking spaces, on U.S. Route 7. Per recorded subdivision plat; approximate, buyer to verify.

PARKING



Newly repaved and striped parking lot with 20 spaces.

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PHOTOS











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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

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

_____
Printed Name of Real Estate Brokerage Firm

_____
Printed Name of Agent Signing Below

_____
Signature of Agent of the Brokerage Firm Date