

FOR SALE

EXCEPTIONAL WILLISTON INVESTMENT OPPORTUNITY

1298 South Brownell Road, Williston, VT



V/T Commercial is pleased to present this prominent retail/industrial investment opportunity. The property is leased to Interstate Battery, which has recently executed a new 10-year NNN lease and is owned by a group that owns and operates numerous locations throughout New England. Situated on a high-traffic corner alongside other well-known brands and businesses, the building benefits from excellent visibility and strong area synergy. The site offers convenient access to Interstate 89 and is located along a primary commuter route serving residents of southern Chittenden County. With a net operating income just over \$100,000, this offering represents a compelling investment opportunity. Please contact us today for additional information or to arrange a tour.

SIZE:

5,940 +/- SF inc. 1,300 +/- Office Mezz

USE:

Retail / Industrial

PRICE:

\$1,550,000

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

1298 South Brownell Road, Williston, VT

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.

For more information, please contact:

JOHN BEAL

802-598-1168

john.beal@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

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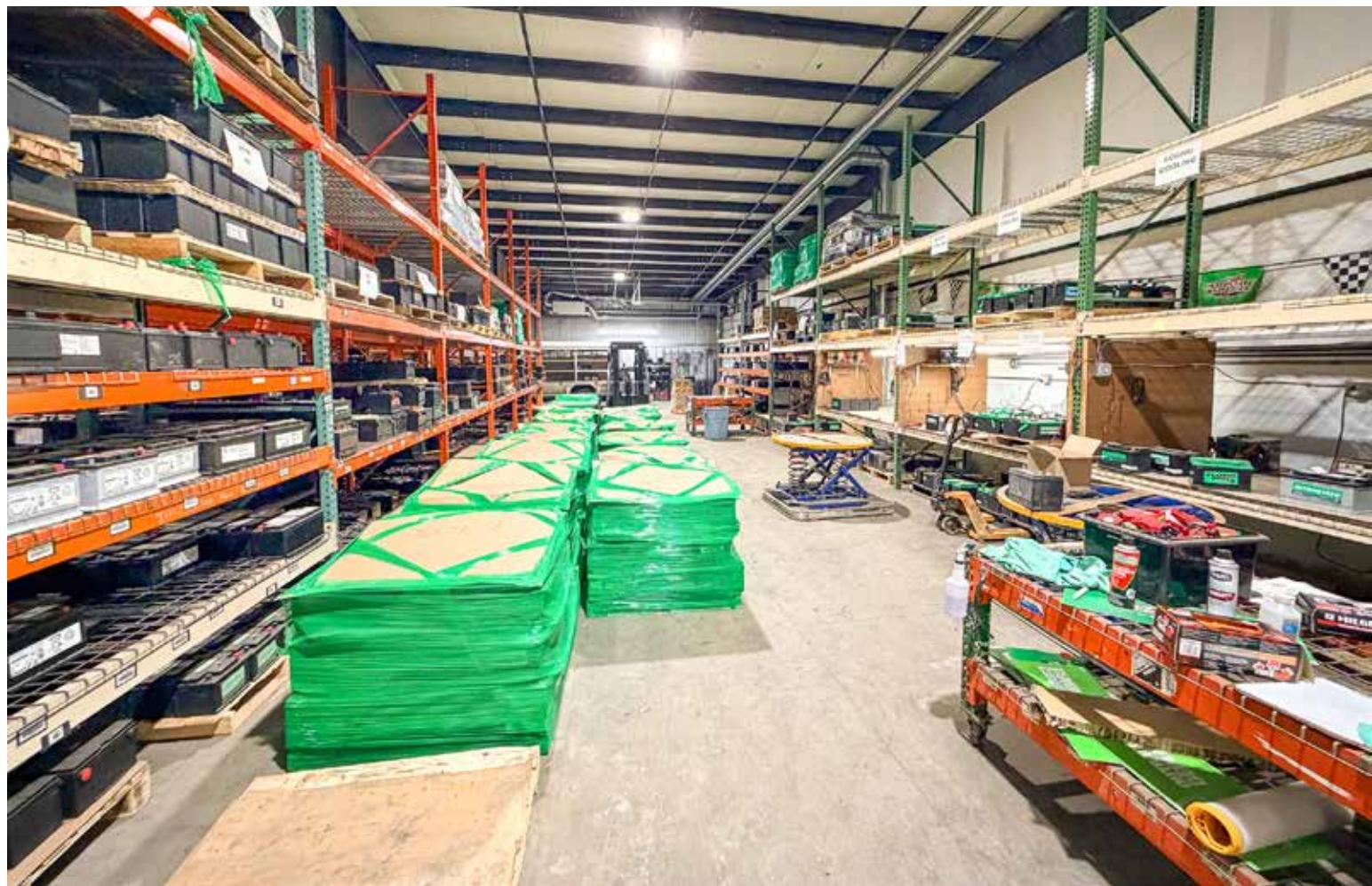
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Additional Property Info

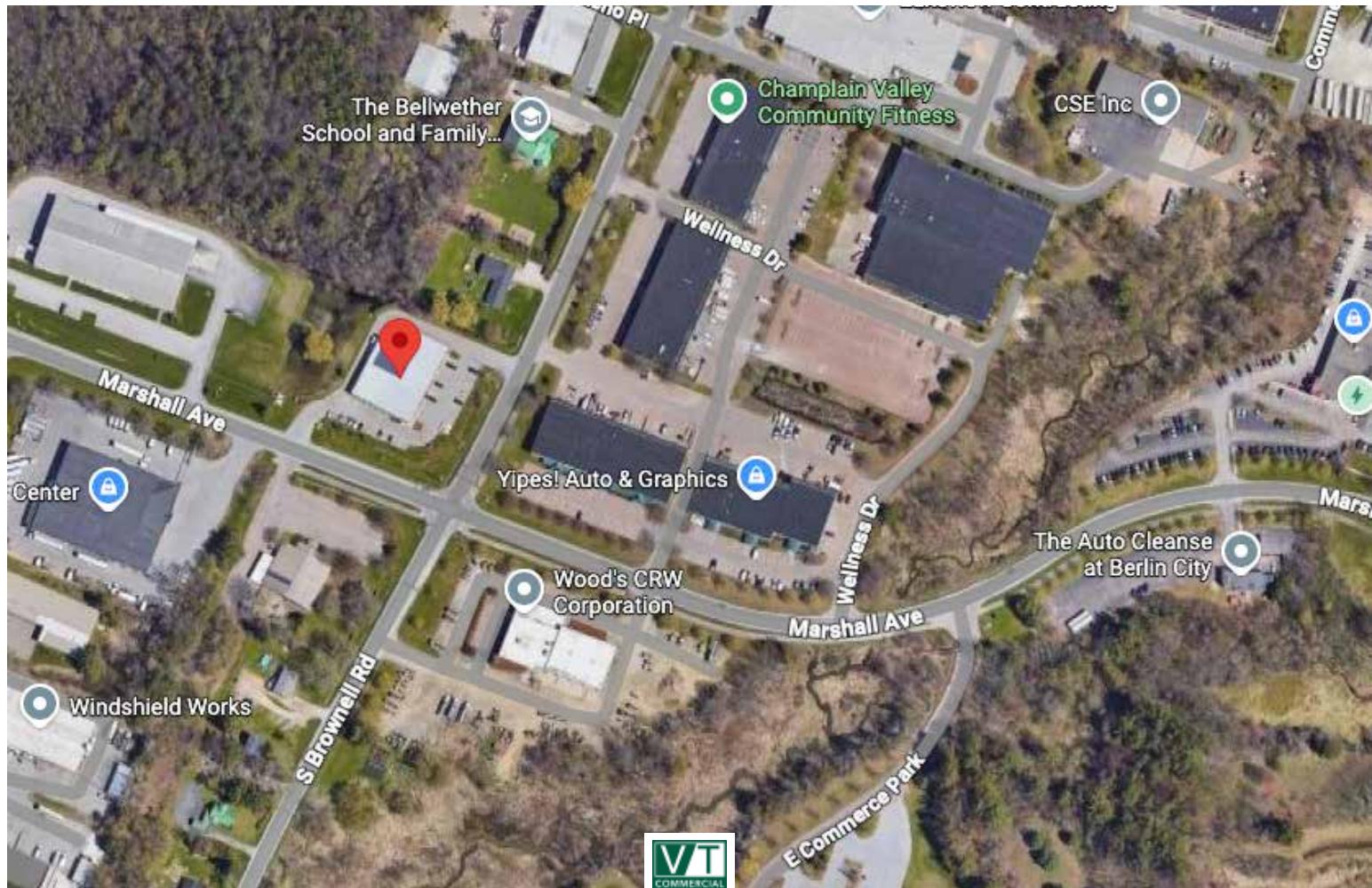
Williston, Vermont is one of the state's fastest-growing commercial hubs, strategically located at the intersection of I-89 and Route 2, just minutes from Burlington and the region's largest employment centers. The town has evolved into a primary retail, industrial, and service destination for Chittenden County, anchored by major employers, national retailers, medical offices, and logistics users. Williston's population is comparatively affluent and well-educated, benefiting from proximity to the University of Vermont, the UVM Medical Center, and a strong professional workforce. Steady residential growth has supported sustained consumer demand, while zoning flexibility has encouraged continued commercial development. With strong traffic counts, regional draw, and a diversified economic base, Williston remains one of Vermont's most business-friendly and economically resilient communities.













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

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign