

# FOR SALE

## FORMER RED APPLE - ROUTE 7 S - LAND

3530 Shelburne Road, Shelburne , Vermont



VT Commercial is pleased to offer this Route 7 land and former Red Apple Motel site for sale. Ideal for redevelopment into housing or mix use retail with housing. The Red Apple was a 17 unit roadside motel built back in the 1950' s and is no longer running. The site offers two curb cuts off of Route 7 with 242' of frontage and one curb cut off of Bay Road with 560' of frontage. Of the 2.7 acres approximately .45 acres is in the flood zone. The site has municipal water and sewer. The topography is generally flat with a slight slope. Being sold "AS IS".

**SIZE:**

2.7 acres

**PERMITTED USE:**

Mix use OR FORM BASE Code when its being redeveloped

**PRICE:**

\$1.7 Million

**AVAILABLE:**

Immediately

**PARKING:**

On site

**LOCATION:**

3530 Shelburne Road, Shelburne

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:

LINDA I LETOURNEAU

802-343-2107

[linda@vtcommercial.com](mailto:linda@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

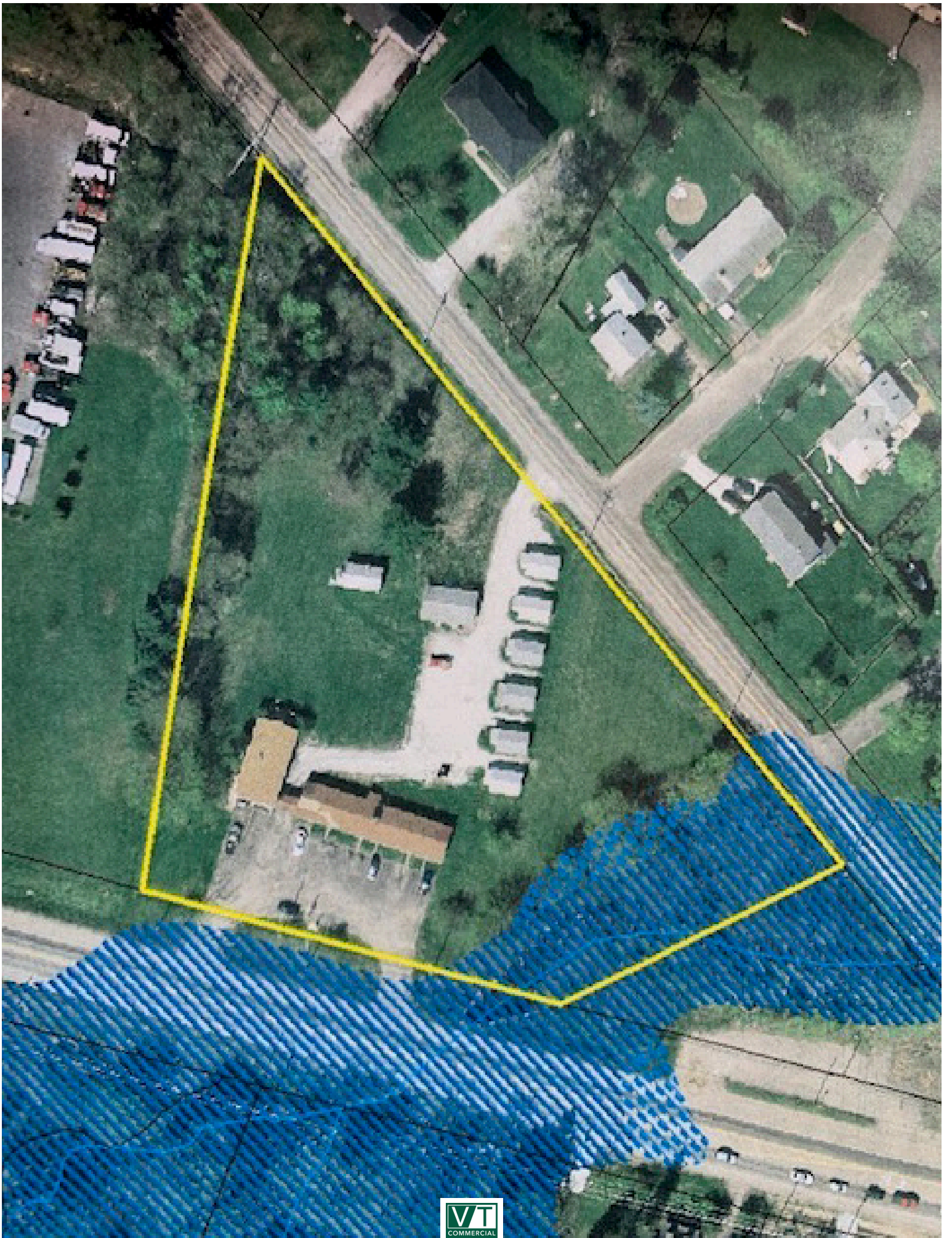
[www.vtcommercial.com](http://www.vtcommercial.com)











Flood Hazard Area



blue - flood zone

Aerial View





222-215

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS

THAT I, MOUNTAHA HANDY

of Colchester in the County of Chittenden and State of Vermont, Grantor in the consideration of TEN AND MORE DOLLARS paid to my full satisfaction by

SISTERS AND BROTHERS INVESTMENT GROUP

a general partnership with its principle place of business in Burlington in the County of Chittenden and State of Vermont, Grantee by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee,

SISTERS AND BROTHERS INVESTMENT GROUP

and its successors, heirs and assigns forever, a certain piece of land in Shelburne in the County of Chittenden and State of Vermont, described as follows:

A parcel of land with dwelling house, motel and tourist cabins thereon situated on the westerly side of U.S. Route 7 and the easterly side of Bay Road. Such property is known and designated as 1995 Shelburne Road.

Said land and premises are subject to highway slope rights and the right to maintain the stream granted to the State of Vermont by deed dated October 28, 1949, as recorded in Volume 30 at Page 365 of said land records, a 20 foot wide sewer easement granted to Fire District #1 on November 18, 1968, as recorded in Volume 44 at Page 24 of said land records, and a license for the installation and maintenance of a water line dated October 15, 1952, as recorded in Volume 30 at Page 507 of said land records.

Included in this conveyance are all furniture, furnishings and fixtures located on or affixed to the premises, which are conveyed in "as is" condition.

The property is sold in "as is" condition, without warranties or representations of any kind, either expressed or implied, with respect to the physical condition of the property, including buildings, structures, and appurtenances thereto, and Grantees, by acceptance of this deed, agree to accept same in its present condition.

Being all and the same land and premises conveyed to Salamin Handy (since deceased) and Mountaha Handy by Limited Warranty Deed of Vermont National Bank dated March 29, 1993 and recorded in Volume 241, Page 693 of the Shelburne Land Records.

RECEIVED FOR RECORD  
SHELburne TOWN CLERK'S OFFICE  
12/3 19 96 8 3: AM  
RECORDED IN VOL. 222 PAGE(S) 215 - 216  
OF SHELburne RECORDS.  
ATTEST: Colleen T. Henry CLERK

ACKNOWLEDGEMENT  
Return Received (including Certificates  
and, if Required, Act 250 Disclosure  
Statement) and Tax Paid. 48 - Z41  
Signed T. J. Morris Clerk  
Date 12/3/96

DAVID H. GREENMICH  
ATTORNEY AT LAW  
2 CHURCH STREET  
P O BOX 201  
SHELburne VT  
874-0201  
FEDERAL TAX



222 216

Reference is hereby made to the aforementioned deeds and instruments, the records thereof and references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereof, to the Grantee,

SISTERS AND BROTHERS INVESTMENT GROUP,

and its successors, heirs and assigns, to its own use and behoof forever;

and I the Grantor,

MOUNTAHA HANDY,

for myself and my heirs, executors and administrators, do covenant with the Grantee,

SISTERS AND BROTHERS INVESTMENT GROUP

and its successors, heirs and assigns, that until the ensembling of these presents, I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that it is FREE FROM EVERY ENCUMBRANCE except as stated above, and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this SM day of November, A.D. 1998.

IN THE PRESENCE OF:

Paul Handley  
Witness

MOUNTAHA HANDY L.S.  
Mountaha Handy

STATE OF VERMONT  
COUNTY OF CHITTENDEN

At Burlington, this SM day of November, A.D. 1998, Mountaha Handy personally appeared and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me, Paul Handley  
Notary Public  
Commission expires: 02/10/99

D/WD.Red Apple

DAVID H GREENBERG  
ATTORNEY AT LAW  
2 CROWN ST STE 117  
PO BOX 201  
BURLINGTON VT  
05402-0201  
PHONE 862-8155

Page 2  
**END OF DOCUMENT**



PAYABLE TO:  
MAIL TO:

# TOWN OF SHELBURNE

PO BOX 88  
SHELBURNE, VERMONT 05482-0088  
802 - 985 - 5120

TOWN OFFICES: 5420 SHELBURNE ROAD

This is the only bill you will receive. Please forward to new owner if property is sold.

## TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
700.3530	07/12/2022	2022

IF YOUR PROPERTY TAXES ARE PAID BY YOUR MORTGAGE COMPANY, PLEASE PROVIDE A COPY TO THEM.

Description: 2.34A; MOTEL  
Location: 3530 SHELBURNE RD

### PROPERTY TAX INFORMATION

SPAN # 582-183-12369 SCL CODE: 183  
TOTAL PARCEL ACRES 2.70

OWNER SISTERS & BROTHERS INV GRP LLP  
& HANDYS TEKACO  
75 SO WINOOSKI AVE  
BURLINGTON VT 05401

*Zoning - mixuse*

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE	HOMESTEAD	NON HOMESTEAD
REAL 474,000		474,000
<b>TOTAL TAXABLE VALUE 474,000</b>		474,000
<b>GRAND LIST VALUES 4,740.00</b>		4,740.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.4735	x4,740.00=	2,244.38	NONHOMESTEAD EDUCATION	1.6665	x4,740.00=	7,901.11
LOCAL AGREEMENT	0.0006	x4,740.00=	2.86	See reverse side for education tax rate calculation information.			
<b>TOTAL MUNICIPAL TAX</b>			2,247.23	<b>TOTAL EDUCATION TAX</b>			7,901.11
<b>MUNICIPAL STATE PAYMENT</b>			0.00	<b>EDUCATION STATE PAYMENT</b>			0.00
<b>MUNICIPAL NET TAX DUE</b>			2,247.23	<b>EDUCATION NET TAX DUE</b>			7,901.11
				<b>TAX SUMMARY</b>			
				<b>Municipal + Education</b>			
				<b>TOTAL TAX</b>			10,148.34
				<b>TOTAL STATE PAYMENT</b>			0.00
				<b>TOTAL NET TAX DUE</b>			10,148.34

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF SHELBURNE  
TAX YEAR 2022

**1ST PAYMENT DUE**  
08/15/2022

OWNER NAME  
SISTERS & BROTHERS INV GRP

PARCEL ID  
700-3530

AMOUNT DUE 3382.78

AMOUNT PAID

TOWN OF SHELBURNE  
TAX YEAR 2022

**2ND PAYMENT DUE**  
11/15/2022

OWNER NAME  
SISTERS & BROTHERS INV GRP

PARCEL ID  
700-3530

AMOUNT DUE 3382.78

AMOUNT PAID

TOWN OF SHELBURNE  
TAX YEAR 2022

**3RD PAYMENT DUE**  
03/15/2023

OWNER NAME  
SISTERS & BROTHERS INV GRP

PARCEL ID  
700-3530

AMOUNT DUE 3382.78

AMOUNT PAID

\*\*SEE REVERSE SIDE FOR MORE INFORMATION\*\*

NOTE: INSTALLMENTS MUST BE POSTMARKED OR RECEIVED ON OR BEFORE THE DUE DATE. PAYMENTS CAN BE MADE 24 HOURS A DAY, During regular office hours 8:00am - 5:00pm or after hours at the Shelburne Police Department. LATE PAYMENTS WILL BE ASSESSED A 0% PENALTY AND THEN 1.5% INTEREST FOR EACH MONTH OR PORTION OF MONTH THEREAFTER.

122031251

122031252

122031253



## ARTICLE X: MIXED USE DISTRICT

**1000 Purpose.** The purpose of the Mixed Use District is to accommodate the commercial uses presently in the area and to encourage an integrated, compatible mix of new commercial and residential development (with a variety of housing types) that is pedestrian friendly, to facilitate access among the various uses without utilizing Shelburne Road, to encourage development of small visual scale and “grain”, to present an interesting and varied streetscape along Shelburne Road, to avoid the appearance of “strip” development; and to encourage low traffic generating uses so as to minimize the number of turning movements on Shelburne Road. In addition, development in this district should be designed to encourage the use of public transit.

### 1010 Permitted Uses.

- 1010.1 Single-family dwellings.
- 1010.2 Two-family dwellings.
- 1010.3 Multiple family dwellings.
- 1010.4 Accessory Apartments located within an existing, expanded, or new owner occupied single family dwelling or an existing, expanded, or new accessory structure, containing not more than two bedrooms, and consisting of not more than 50 percent of the total habitable floor area of the original dwelling.
- 1010.5 Group/Residential Care Homes, operating under state licensing or registration, serving no more than 8 residents, and not located within 1,000 feet of another such facility.
- 1010.6 Retail uses, without drive through facilities.
- 1010.7 Pharmacies without drive through facilities
- 1010.8 Personal Service Shops, without drive through facilities.
- 1010.9 Business or Professional Offices.
- 1010.10 Medical or Dental Offices.
- 1010.11 Banks and other Financial Institutions.
- 1010.12 Licensed day care homes with 6 or fewer children.

- 1010.13 Registered family day care homes.
- 1010.14 Outdoor Recreation involving the use of no structures.
- 1010.15 Indoor Recreation facilities.
- 1010.16 Accessory uses.
- 1010.17 Multiple uses where all proposed uses are permitted uses.

**1020 Conditional Uses.**

- 1020.1 Conversion of a single-family dwelling existing on March 17, 2009, to a two-family dwelling.
- 1020.2 Mobile Home Park existing on (January 14, 1986).
- 1020.3 New Mobile Home Parks on 10 or more acres
- 1020.4 Elder Housing, in PUDs only, with a maximum of 40 dwelling units in a single development.
- 1020.5 Elder care facilities where rooms other than complete dwelling units are provided, in PUDs only, with a maximum of 100 bedrooms in a single development.
- 1020.6 Continuing Care Retirement Facilities.
- 1020.7 Nursing Homes.
- 1020.8 Retail uses, with drive through facilities.
- 1020.9 Drive-Through Pharmacies.
- 1020.10 Roadside stands for the seasonal sale of farm products.
- 1020.11 Personal Service Shops, with drive through facilities
- 1020.12 Hotels/Motels.
- 1020.13 Bed and Breakfast with no more than six rooms to rent.
- 1020.14 Restaurants, without drive through services, and where any designated outdoor dining areas are screened from any adjacent residential properties.

- 1020.15 Indoor Movie Theaters.
- 1020.16 Public Utility Facilities.
- 1020.17 Artists' Studios
- 1020.18 Veterinary Clinics.
- 1020.19 Kennels on lots of no less than 3 acres with space for no more than 25 animals, with adequate screening from adjacent properties, and with provision for effective sound attenuation.
- 1020.20 Pet Care Facilities with space for not more than 25 animals.
- 1020.21 Vehicle Sales and Repair.
- 1020.22 Auto and machinery repair.
- 1020.23 Research and Testing Laboratories.
- 1020.24 Garden Center/Nursery facilities.
- 1020.25 Lumber Yard.
- 1020.26 Building materials sales with all indoor storage.
- 1020.27 Construction Services Facilities
- 1020.28 Public and private schools certified by the Vermont Department of Education and other educational institutions certified by the Vermont Department of Education.
- 1020.29 Museums and associated facilities.
- 1020.30 Churches and other places of worship.
- 1020.31 Licensed day care homes with more than 6 children.
- 1020.32 Day Care Centers.
- 1020.33 Municipal Waste Water Treatment Plants.
- 1020.34 Fire/Rescue Stations.
- 1020.35 Outdoor Recreation facilities involving the use of minor structures.

- 1020.36 Campgrounds, existing on March 17, 2009.
- 1020.37 Cemeteries.
- 1020.38 Upholstery / Fabric Working.
- 1020.39 Wholesale Sales (enclosed).
- 1020.40 Enclosed light manufacturing.
- 1020.41 Warehouses where all storage is enclosed.
- 1020.42 Adult Entertainment
- 1020.43 Any use substantially, materially, and outwardly similar to those set forth above in Sections 1010 and 1020, provided that the Development Review Board finds that, in addition to other specific and general standards set forth in these regulations, the proposed use meets the following specific standards:
- A. Such use is of the same functional and physical character as those permitted or allowed as conditional uses in the district. To establish whether such use has the "same functional and physical character" as a permitted or conditional use in the district, an applicant must demonstrate to the DRB that the contemplated use shares the following features with a use specified in Section 1010.1-1010.15. or 1020.1-1020.40 above:
    - 1. Inherent character of primary activity or activities,
    - 2. Typical predominant sound levels and qualities,
    - 3. Typical exterior activity levels,
    - 4. Typical exterior lighting requirements,
    - 5. Typical predominant odor, if any,
    - 6. Typical vehicular traffic,
    - 7. Seasonal and diurnal patterns of sound, lighting, smells, and exterior activity levels.
  - B. Such use will not be detrimental to adjoining land uses as measured by compliance with the performance standards contained in Article XIX.
- 1020.44 Multiple uses when one or more of the uses is a conditional use.

### 1030 Dimensional Requirements.

- 1030.1 Minimum Lot size.
- A. Lot area minimum -
- Single-family dwellings 15,000 square feet
  - Two-family dwellings 20,000 square feet
  - Multi-family dwellings 10,000 square feet  
Per dwelling unit
  - Housing for the elderly 7,500 square feet per dwelling unit when constructed as detached housing;  
3,500 square feet per dwelling unit when constructed in congregate/attached housing.
  - Elder Care facilities 2,000 square feet per resident bedroom
  - Continuing Care Retirement Community 3,500 square feet per independent living unit and community care/nursing home bed.
  - Hotels/motels 3,500 square feet per room, or 20,000 square feet, whichever is greater
  - Day care homes 20,000 square feet
  - Day Care Centers 30,000 square feet
  - Other permitted and conditional uses 20,000 square feet
- B. Lot frontage minimum:
- Single-family dwellings 100 feet
  - Two-family dwellings 150 feet
  - Other permitted and conditional uses 150 feet
- C. Multiple uses involving non-residential use(s) plus 2 or more residential units - The area required for other permitted and conditional uses plus the applicable lot area minimum for each dwelling unit.



1030.2 Setback Requirements.

A. All uses on lots with frontage on Shelburne Road

1. Minimum structure and parking setback from Shelburne Road ROW on lots 1.5 acres or less: 30 feet
2. Minimum structure and parking setback from Shelburne Road ROW on lots of more than 1.5 Acres: 50 feet
3. Minimum side yard structure and parking setback: 20 feet
4. Minimum rear yard structure and parking setback when abutting a Residential use: 50 feet
5. Minimum rear yard structure and parking setback when abutting a Non-Residential use: 20 feet
6. If a lot has frontage on Shelburne Road and on another road, the minimum structure and parking setback from the other road ROW shall be: 30 feet

B. Uses on lots not having frontage on Shelburne Road

1. Minimum front yard structure and parking setback (all uses): 30 feet
2. Minimum side/rear yard structure and parking setbacks:
  - Single family dwellings and day care homes 15 feet
  - Other allowed uses: 25 feet, except that when residential use of an adjacent property existed as of June 1, 2011 or predates a proposal to initiate an "other allowed use", the setback shall be 100 feet.

1030.3	<u>Building coverage maximum</u>	30 percent
1030.4	<u>Lot coverage maximum</u>	50 percent
1030.5	<u>Maximum individual building footprint</u>	30,000 square feet

1030.6 Consolidation of existing buildings

- A. Notwithstanding Section 1030.5, a lot that contains multiple buildings on March 17, 2009 or a lot or lots approved by the Development Review Board as a commercial or mixed use Planned Unit Development (PUD-MU, PUC-C), where such lot or lots contained multiple buildings existing as of May 1, 2012 may be redeveloped to consolidate the existing floor area into a single building with a total footprint not to exceed 130% of the total footprint of all existing buildings having a footprint of more than 200 square feet, provided that the Development Review Board determines that doing so is an integral part of the overall design for the redevelopment, that the architectural design of the front façade of the proposed building is consistent with the provisions of Section 1930.7-B-7 of these Regulations, and that the requirements of paragraphs B and C below are met.
- B. The land uses conducted in any buildings approved under 1030.6.A. shall be the same as the land uses conducted in the existing buildings on which the footprint area is based.
- C. The floor area of any structure considered by the Development Review Board when authorizing the construction of buildings over 30,000 square feet may be applied in such manner only once and shall be deemed ineligible for any future calculations of the same manner.

1030.7 Height restrictions. 35 feet

**1040 Planned Unit Development—Residential.** Any residential development project on a lot in excess of five acres, except for a single family dwelling or a Mobile Home Park, shall be reviewed as a Planned Unit Development-Residential in accordance with Section 1930.3 of these regulations, unless eligible and submitted for review as a Redevelopment Planned Unit Development in the Mixed Use District in accordance with the provisions of Subsection 1930.9

**1050 Planned Unit Development—Commercial.** Any commercial development project on a lot in excess of two acres shall be reviewed as a Planned Unit Development—Commercial in accordance with the provisions of Subsection 1930.5 and 1930.7 of these Regulation, unless eligible and

submitted for review as a Redevelopment Planned Unit Development in the Mixed Use District in accordance with the provisions of Subsection 1930.10.\*

**1060 Planned Unit Development—Mixed Use.** Any mixed use development project combining residential and non-residential uses on a lot in excess of two acres shall be reviewed as a Planned Unit Development—Mixed Use in accordance with the provisions of Subsection 1930.4 and 1930.7 of these Regulations, unless eligible and submitted for review as a Redevelopment Planned Unit Development in the Mixed Use District in accordance with the provisions of Subsection 1930.9.

**1070 Site Plan Approval.** Site plan approval by the Development Review Board is required for all uses including any multiple use of a property in accordance with applicable portions of Section 1900 of these bylaws except one and two family dwellings on single lots, including accessory uses to such residences.

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\* [NB: The text previously incorrectly referenced 1930.9]



# 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  
[ ] *Declined to sign*

\_\_\_\_\_  
Printed Name of Agent Signing Below

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date  
[ ] *Declined to sign*

9/24/2015

