

FOR SALE

RETAIL BUILDING ON SHELBURNE RD

1220 Shelburne Road, South Burlington, VT



VT Commercial is pleased to offer to the market this (90'x 60') 5400 SF stand alone first class retail building on a 1.55 acre site. Tons of windows on the front for displaying advertisements or window display of goods, wide open floor plan offering flexibility in layout, two bathrooms and at the rear is a overhead door that leads to a spacious delivery area with an at grade lift to meet the delivery truck. Built in 2005, with 400 Amps of power, decorative block construction, rubber roof, LED lighting, tile flooring, a security system and nicely landscaped site to add to its curb appeal. Offering over 28 parking spaces, a large signage opportunity on the building & great visibility from the highly traveled Route 7/Shelburne Road. Close proximity the I89, Exit 13 highway entrance, and easy commute into Burlington. The zoning area is "Higher scale mixed use" zoning which allows for many uses including banking, restaurant, retail, medical and general professional offices, pet store, daycare, etc. Joint Easement Agreement for the Entry Road. Property is also for lease. RE Taxes are \$28,944.

SIZE:

5,400 SF on 1.55 acre lot

USE:

Higher Scale Mixed Use Zone

PRICE:

\$1.7M

AVAILABLE:

Immediately

PARKING:

28 onsite parking lot

LOCATION:

1220 Shelburne Road, South Burlington

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 | JOHN BEAL

802-343-2107 | 802-598-1168

linda@vtcommercial.com | john.beal@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com















PAYABLE TO:
MAIL TO:

CITY OF SOUTH BURLINGTON

180 MARKET STREET
SOUTH BURLINGTON, VERMONT 05403
802-846-4152

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
1540-01220.	07/03/2025	2025

Description: 1.55A, BUILDING
Location: 1220 SHELBURNE RD

7983

OWNER

MAGNI HOLDINGS LTD
1450 REDPATH CRESCENT
MONTREAL QUEBEC CANADA H3G 182

HOUSESITE TAX INFORMATION

SPAN # 600-188-10004 SCL CODE: 188
TOTAL PARCEL ACRES 1.55

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE	HOMESTEAD	NONHOMESTEAD
REAL 1,319,000		1,319,000
TOTAL TAXABLE VALUE 1,319,000		1,319,000
GRAND LIST VALUES 13,190.00		13,190.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
City Operating	0.5187	x13,190.00=	6,841.63	NON HOMESTEAD EDUCATION	1.6552	x13,190.00=	21,832.09
Open Space	0.0100	x13,190.00=	131.90		1.7030 (state rate) / 102.89% (CLA + SA) = 1.6552		
Local Agreement Vet	0.0005	x13,190.00=	6.60				
Penny for Paths	0.0100	x13,190.00=	131.90				
TOTAL MUNICIPAL TAX			7,112.03	Payments		TOTAL EDUCATION TAX	21,832.09
MUNICIPAL STATE PAYMENT			0.00	1 08/18/2025	9,648.04	EDUCATION STATE PAYMENT	0.00
MUNICIPAL NET TAX DUE			7,112.03	2 11/17/2025	9,648.04	EDUCATION NET TAX DUE	21,832.09
				3 03/16/2026	9,648.04	TAX SUMMARY	
						Municipal + Education	
						TOTAL TAX	28,944.12
						TOTAL STATE PAYMENT	0.00
						TOTAL NET TAX DUE	28,944.12

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

CITY OF SOUTH BURLINGTON	
TAX YEAR	2025
1ST PAYMENT DUE	
08/18/2025	
OWNER NAME	
MAGNI HOLDINGS LTD	
PARCEL ID	
1540-01220.	
AMOUNT DUE	9,648.04
AMOUNT PAID	

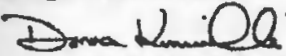
CITY OF SOUTH BURLINGTON	
TAX YEAR	2025
2ND PAYMENT DUE	
11/17/2025	
OWNER NAME	
MAGNI HOLDINGS LTD	
PARCEL ID	
1540-01220.	
AMOUNT DUE	9,648.04
AMOUNT PAID	

CITY OF SOUTH BURLINGTON	
TAX YEAR	2025
3RD PAYMENT DUE	
03/16/2026	
OWNER NAME	
MAGNI HOLDINGS LTD	
PARCEL ID	
1540-01220.	
AMOUNT DUE	9,648.04
AMOUNT PAID	

Taxes unpaid after the
due date are
considered delinquent.
An 8% penalty will be
assessed plus 1%
interest. Interest
accrues monthly on the
due date.



and Mar. 3, 2005 at 11:02 AM
Book Vol. 699 on page 373 - 376
Burlington Land Records


Donna S. Kimville, City Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

THAT Murphy & Lusby Development Co., Inc., a Kentucky corporation with a principal place of business in Lexington, Kentucky, GRANTOR, in the consideration of Ten and More Dollars paid to its full satisfaction by Magni Holdings, Ltd., a Vermont corporation, GRANTEE, by these presents, does freely GIVE, GRANT, SELL, CONVEY, and CONFIRM unto the said Grantee, Magni Holdings, Ltd. and its successors and assigns forever, a certain piece of land in South Burlington in the County of Chittenden and State of Vermont, described as follows, viz:

Being all and ~~the same land and~~ premises (the "Property") conveyed by Westminster Development, LLC to Murphy & Lusby Development Co., Inc. by Warranty Deed, dated September 29, 2004, and recorded at Book 684, Page 413 - 414 of the South Burlington Land Records wherein the Property is described as follows:

Being the land and premises depicted on a certain survey entitled "ALTA/ACSM Land Title Survey of property of Westminster Development, LLC, 1220 Shelburne Road, South Burlington, Vermont" dated June 23, 2004 recorded at Slide 444, Map 1 of the South Burlington, Vermont land records on which survey the Property is described as follows:

Situated in the State of Vermont, County of Chittenden, City of South Burlington and known as 1220 Shelburne Road, further bounded and describes as follows:

Beginning at the northwesterly corner of lands herein described and now owned by Westminster Development, LLC and being the southwesterly corner of lands owned now or formerly by Renee, Inc., and being a point on the easterly sideline of Shelburne Road, U.S. Route 7, said point being marked by a T Bar.

Thence along the southerly property line of said Renee, Inc. S68°50'02"E a distance of 362.38 feet to a T Bar, being the northeasterly corner of the herein described lands and being the southeast corner of lands now owned by Wilson and also being a point on the westerly line of lands owned now or formerly by 1220 Shelburne Road Corporation.

Thence turning right along the westerly property line of said 1220 Shelburne Road Corporation, S20°11'40"W 184.95 feet to a T Bar, being the southeasterly corner of the herein described lands, and being the southwesterly corner of lands owned now or formerly by said 1220

Shelburne Road Corporation, and said point also being on the northerly property line of lands owned now or formerly by Waxler.

Thence turning right along the northerly property line of said Waxler, N69°28'29"W 362.46' feet to a rebar set at the southwesterly corner of the herein described lands, and being the northwesterly corner of lands of said Waxler, and said point being located on the easterly sideline of Shelburne Road, U.S. Route 7.

Thence turning right along the westerly property line of the herein described lands, said line being the easterly sideline of Shelburne Road, U.S. Route 7, N20°13'53"E, 189.00 feet to the point of beginning.

Being the same premises described in a warranty deed from 1220 Shelburne Road Corporation to Westminster Development, LLC, dated May 16, 2003 and recorded in Volume 611, Page 229 in the City of South Burlington Land Records.

The Property is or may be subject to the following:

- a. Joint Access Easement Agreement between 1220 Shelburne Road Corporation and Westminster Development, LLC, dated May 16, 2003 and recorded in Book 611, Page 256 of the City of South Burlington Land Records.
- b. Deed of Easement for Pipelines by and between Westminster Development, LLC and Vermont Gas Systems, Inc., dated June 25, 2003 and recorded in Book 622, Page 172 of the City of South Burlington Land Records.
- c. Easement for Ingress and Egress and attendant obligations as described in a Warranty Deed from 1220 Shelburne Road Corporation to Westminster Development, LLC, dated May 16, 2003, and recorded at Book 611, Page 229 of the City of South Burlington Land Records.
- d. Unrecorded Lease referenced in a Subordination, Non-Disturbance and Attornment Agreement by and between National City Bank and Advance Stores Company, Incorporated, dated May 13, 2003 and recorded in Book 611, Page 252 of the City of South Burlington Land Records.
- e. Survey entitled "Plat of Survey 1220 Shelburne Rd. Corp. Property Parcel No. 1 1.55 Ac., Shelburne Road, So. Burlington, Vermont" prepared by Warren A. Robenstien, L.S. and dated May 10, 2003 to be recorded.
- f. Restriction, with right of reversion, against "erecting any road side stands or gasoline fillings stations" contained in Warranty Deed from Dorothy & Horace C. Melendy to Buckingham Marsh dated February 23, 1932 and recorded in Book 13, Page 42 of the City of South Burlington Land Records.

- g. Reservation of "use, income and profits" reserved to Buckingham & Laura Corbusier Marsh contained in Warranty Deed from Buckingham Marsh to Charlotte Corbusier Marsh dated September 28, 1936 and recorded on October 2, 1936 in Book 13, Page 95 of the City of South Burlington Land Records.
- h. Plan entitled "Advance Auto Parts Proposed Grading Plan" prepared by Civil Engineering Associates, Inc. dated December 2002, last revised February 19, 2003, and recorded in Book 495, Page 212 of the City of South Burlington Land Records, and marked as "Exhibit B".
- i. Plan entitled "Advance Auto Parts Overall Site Plan" prepared by Civil Engineering Associates, Inc. dated December 2002, last revised February 19, 2003, and recorded in Book 495, Page 211 of the City of South Burlington Land Records, and marked as "Exhibit A".
- j. Zoning Permit ZP-03-210, dated June 12, 2003.
- k. Certificate of Occupancy Permit CO-03-36 issued on September 10, 2003.

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

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Magni Holdings, Ltd. and its successors and assigns, to their own use and behoof forever;

And the said Grantor, Murphy & Lusby Development Co., Inc., for itself and its successors and assigns, does covenant with the said Grantee, Magni Holdings, Ltd. and its successors and assigns, that until the encasing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid; and it hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

WITNESS WHEREOF, Murphy & Lusby Development Co., Inc., has caused this Warranty
to be signed this 23 day of February, 2005.

PRESENCE OF:

MURPHY & LUSBY DEVELOPMENT
CO., INC.

[Signature]

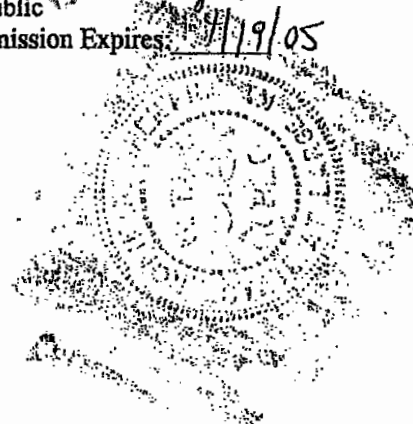
WITNESS

By: [Signature]
Duly Authorized Agent

STATE OF Ky
COUNTY OF Fayette, SS.

At this 23 day of February, 2005, personally appeared
Joseph B. Murphy, duly authorized agent of Murphy & Lusby Development
Co., Inc., and acknowledged this instrument, by him/her sealed and subscribed, to be his/her free
and deed and the free act and deed of Murphy & Lusby Development Co., Inc.

Before me, [Signature]
Notary Public
My Commission Expires: 11/19/05



Client Matters\73281\Legal\Warranty Deed.v3.doc

Vermont Property Transfer Tax
32 V.S.A. Chap 231

—ACKNOWLEDGEMENT—

RETURN REC'D-TAX PAID BOARD OF HEALTH CERT. REC'D.
VT LAND USE & DEVELOPMENT PLANS ACT. CERT. REC'D.

Return No. _____

Date Mar. 3, 2005 [Signature] Clerk

END OF DOCUMENT



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

9/24/2015

