

# FOR SALE OR LEASE

## GREAT OPPORTUNITY FOR A STAND ALONE OFFICE BUILDING WITH AN ATTACHED WAREHOUSE!

24 Pearl Street, Essex Junction, VT



Located by Essex Junction's Five Corners, this beautiful property offers a great opportunity for a stand-alone office building with a connected commercial warehouse attached to the rear. Warehouse has a loading dock, and is well-lit and insulated, as well as heated. Office offers multiple offices, two conference rooms, 1 and a half baths, and a full kitchen. Office is completely climate-controlled, and has wonderful arts & crafts finishes throughout. Great presence on Pearl Street, with a large sign that is visible from both sides. Easy access and parking for clients and employees, and the proximity to the Five Corners offers everything one could want in a downtown environment within walking distance. This is an amazing opportunity for a permanent space for your business.

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**SIZE:**

4,899 +/- SF

**USE:**

General office, medical, warehouse, storage

**PRICE:**

\$5,500/mo., NNN (\$1,533.58/mo.), plus utilities  
\$1,250,000 for sale

**AVAILABLE:**

Immediately

**PARKING:**

6 Spaces on-site, as well as free on-street parking

**LOCATION:**

Five Corners - Essex Jct.

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:

YVES BRADLEY | SETH DAVIS

802-363-5696 | 802-922-1964

yb@vtcommercial.com | seth.davis@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

















# 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

