

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.

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

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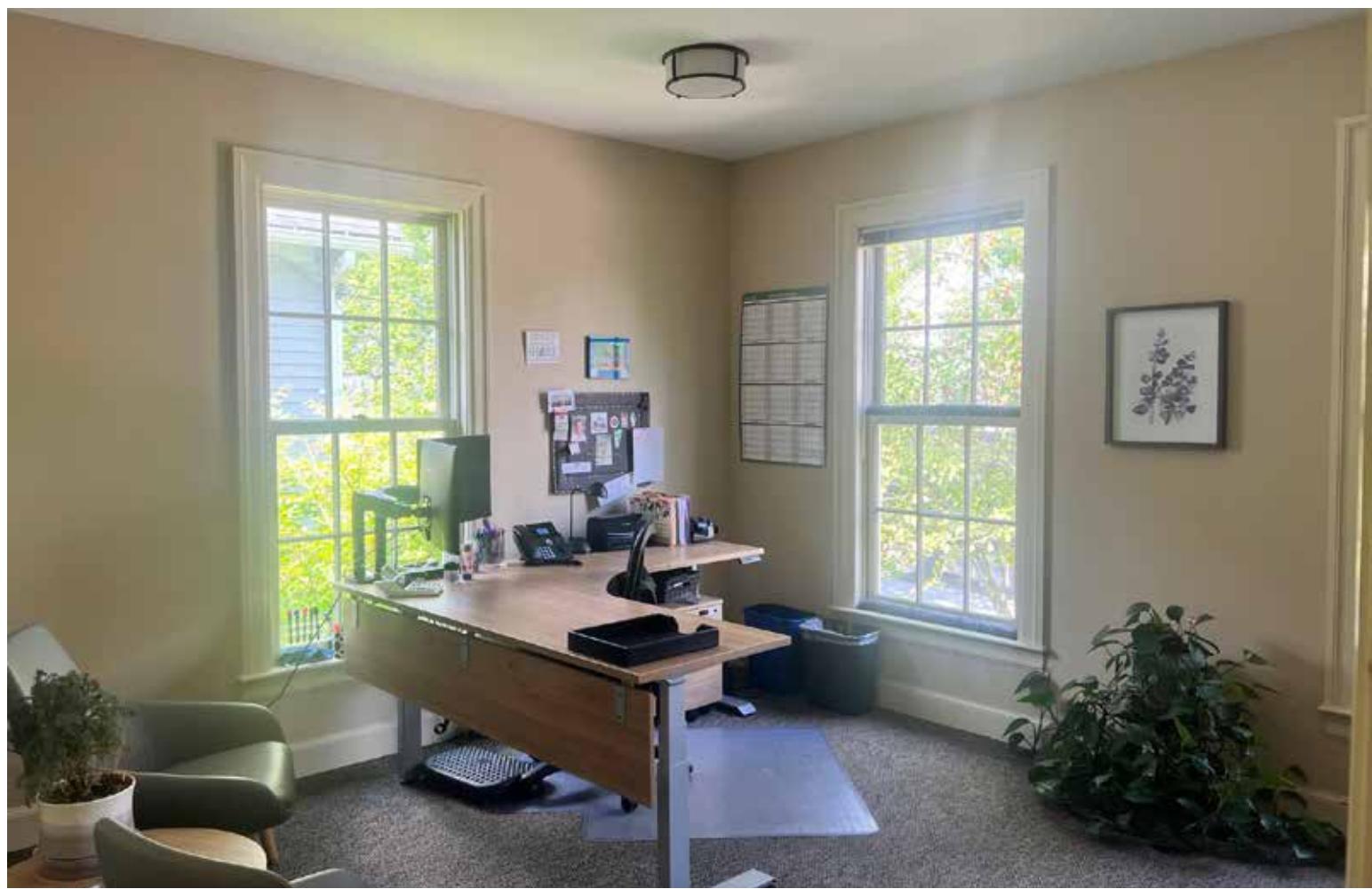


208 FLYNN AVENUE, STUDIO 2i

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