

Investors, Developers, Hoteliers, Prime Site For Sale



Burlington/ Williston, Vermont off route 89 Ext 12 – Sonesta Extended Stay Hotel
35 Hurricane Lane, Burlington/ Williston, VT Corner of Route 2A

The Sonesta is well suited for Conversion to Residential, Condominiums, Mixed-Use, Multifamily Living, or continued use as an Extended – Stay and Short Stay -Hotel.



**12 Buildings 8 Suites Per Building 6.21 Acres,
Zoning: GDZ- Gateway Zoning District**

For more information, please contact:

Nicole Carratura

EXCLUSIVE AGENT

802.282.5647 | Licensed Broker in NY & VT

Nicole@blueskypropertiesvt.com

BLUE SKY PROPERTIES, LLC.

Property shown by appointment only.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions are approximate. For exact dimensions, you must hire your own architect or engineer.

Property Description

Address: 35 Hurricane Lane corner of Route 2A Burlington/ Williston, VT

PROPERTY

Sonesta Hotel offers Extended Stays and Short-Term Stays and is situated on a 6.21-acre parcel with 12 Buildings consisting of 8 individual suites in each building. All suites have full kitchens. Multiple suites have wood burning fireplaces, ample windows and light. Main building has a Indoor heated pool, Fitness Center, Breakfast area, Lounge, and conference room. Outside tennis court, BBQ area surrounded by lush trees & streams. Ample parking for all 96 Suites. Two Laundry rooms 1 for guests 1 for Housekeeping.

HIGHLIGHTS



Total Suites: 96 Total Suites, 66 King Suites, 6 Queen Suites, 24 Loft Suites. suites with Wood Burning Fireplaces.



Sonest Extended Stay Hotel Suites
– Off Route 89 Exit 12 | National Retail Corridor minutes away | Burlington, Airport 3.7 miles away.



Buildings: 12 Buildings | 8 Suites in each building, Approx. 73,869 SF



Land & Zoning – Acres: 6.21 Acres (Approx) 72,869 SF For Buildings | Zoning: GZDS - Gateway Zoning District South

INVESTMENT OPPORTUNITES

Condominium Conversion, Mixed-use, multifamily living, convert to residential or keep as an extended stay hotel.



Property Data: Parcel Number- (241) 13086002000 | Span- 759-241-11094 | Year Built 1988/Fully Remodeled 2016 | Re tax: \$51,046



Price
\$12,900,000 / Financials, available upon request.

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Prime Burlington / Williston, Vermont Location

Sonest Extended Stay Hotel Suites – Off Route 89 Exit 12| National Retail Corridor minutes away | Burlington, Airport 3.7 miles away.

PROPERTY ADDRESS- 35 Hurricane Lane corner of Route 2A Burlington/ Williston , VT

Property

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Land & Zoning

Acres: 6.21 Acres (Approx) 72,869 SF For Buildings | Zoning: GZDS - Gateway Zoning District South

Suites

96 Total Suites: 66 King Suites, 6 Queen Suites, 24 Loft Suites. Various spacious layouts with Wood Burning Fireplaces.

Buildings

12 Buildings | 8 Suites in each building | Approx. 73,869 SF

INVESTMENT OPPORTUNITIES

Condominium Conversion, Mixed-use, multifamily living, convert to residential or keep as an extended stay hotel.

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Parcel Number- (241) 13086002000 | Span- 759-241-11094 | Year Built 1988/Fully Remodeled 2016 | Re tax: \$51,046

PRICE

\$14,000,000 / Financials available upon request.

CONTACT – EXCLUSIVE BROKER

Nicole Carratura | Blue Sky Properties, LLC | Nicole@blueskypropertiesvt.com | 802.282.5647

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Property Photos

Sonesta Exterior



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Property Photos

Sonesta Unit



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Property Photos

Suites Interior



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Property Photos

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Property Photos

Suites Interior



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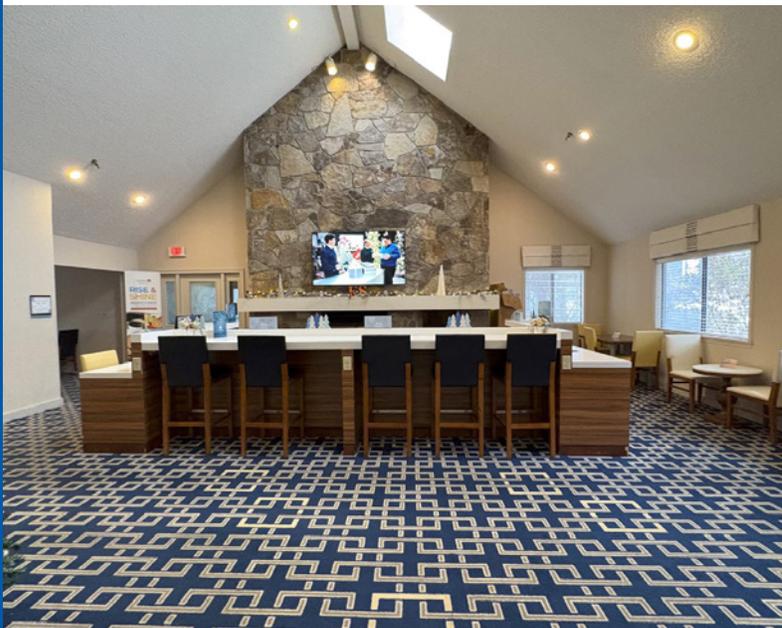
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Property Photos

Lobby Interior



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Property Photos

Kitchen



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Property Photos

Fitness Center



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Property Photos

Indoor Heated Pool & BBQ



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Location Overview

Williston & Burlington, Vermont

The Sonesta Suites Burlington–Williston is located just minutes from Burlington International Airport (BTV), approximately 4.5 miles away, offering a typical drive time of 8–10 minutes. This immediate proximity to Vermont’s primary International airport provides convenient access for business travelers, regional corporate demand, healthcare visitors, and leisure travelers year-round.

Williston serves as one of Vermont’s strongest commercial corridors, positioned at the crossroads of Interstate 89 and U.S. Route 2. The area functions as a regional retail and employment hub, drawing daily traffic from Burlington, South Burlington, Essex Junction, Colchester, and surrounding Chittenden County communities. Major national retailers, grocery anchors, restaurants, and service-oriented businesses are concentrated nearby, reinforcing consistent lodging demand. The property benefits from close proximity to Burlington, Vermont’s largest city and economic center. Burlington is home to the University of Vermont (UVM), the University of Vermont Medical Center (UVMHC), a vibrant downtown waterfront, and a diverse mix of technology, healthcare, education, and professional services employers. The city’s Lake Champlain waterfront, cultural institutions, dining scene, Ski Resorts and year-round events contribute to steady leisure and corporate travel.

Together, Williston and Burlington represent the heart of Vermont’s most populous and economically active region. The combination of strong highway access, immediate airport connectivity, regional retail concentration, healthcare and university demand, and four-season tourism makes this location particularly well-suited for a nationally branded, select-service hotel or Residential conversion.

Nearby retail: Panera Bread, CHASE Bank, Best Buy, Staples, Shaw’s Grocery, Healthy Living Food, Pet Smart, LL Bean, Chili’s, Longhorn, Texas Road House, Walmart, Home Depot, Hannaford and much more.



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Site Survey

35 Hurricane Lane corner of Route 2A Burlington/ Williston, VT

Approval Notes

- Hydrants 141 to be placed at 500' intervals along new road as per Town of Williston Fire Chief.
- Lighting along new road to meet with approval of Williston Board of Selectmen.
- Cut-de-sac to meet with approval of Williston Board of Selectmen.

8/27/86 R.C. Kelly Water Commission Chm.
 8/27/86 J.C. Rowe Sewer Commission Chm.
 8/27/86 J.C. Rowe Road Commission Chm.
 J. J. P. [Signature] Fire Chief
 W. [Signature] Police Chief

SUBDIVISION APPROVED BY PLANNING COMMISSION
 TOWN OF WILLISTON, VERMONT

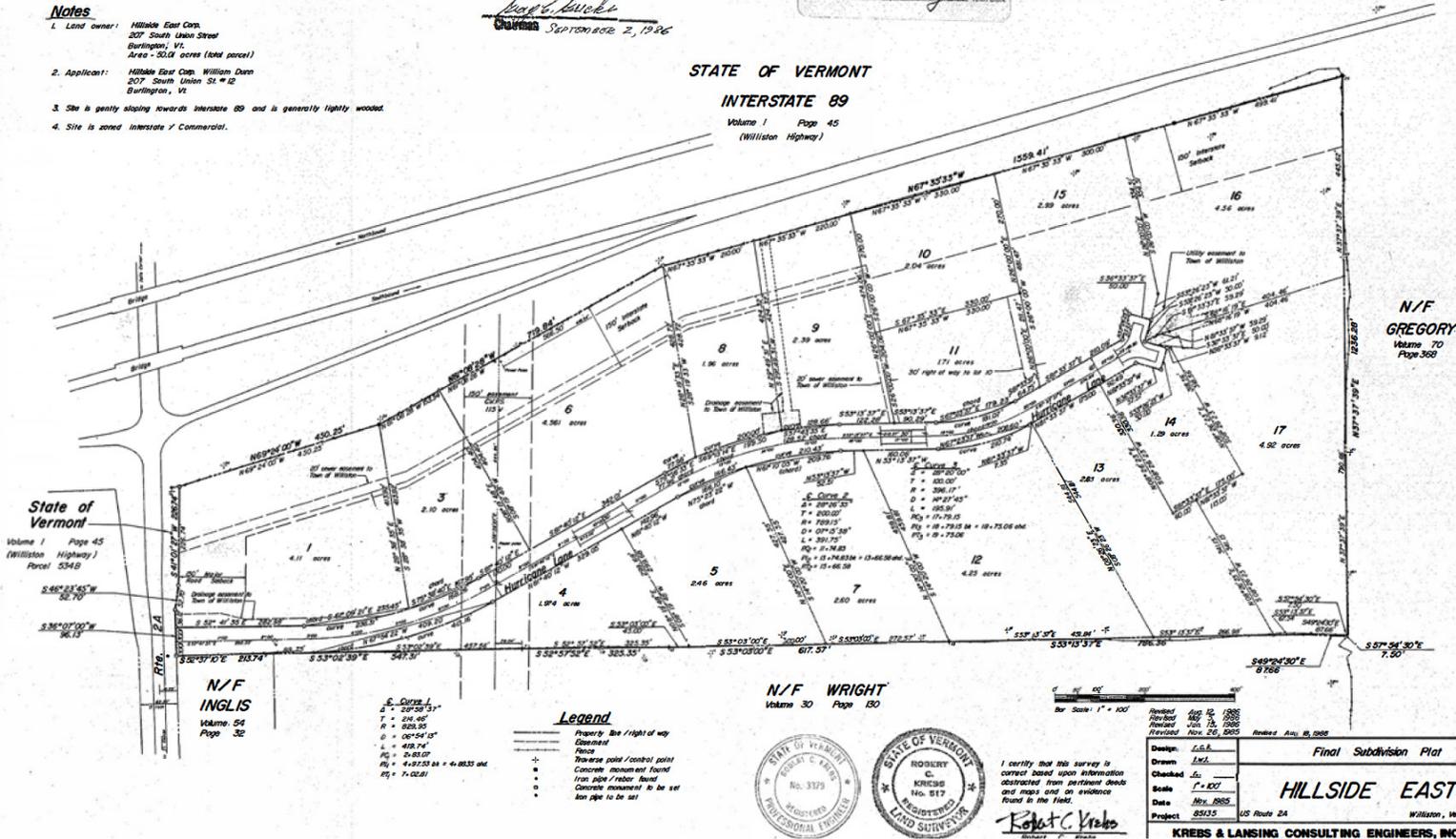
[Signature]
 Chairman September 2, 1986

Williston, Vt. Town Clerk's Office
 Received for Record
 September 3, 1986 A.D. 1986
 Volume 30 Page 31
[Signature] Town Clerk

Notes

- Land owner: Hillside East Corp. 207' South Union Street Burlington, Vt. 3.65 - 33.68 acres (total parcel)
- Applicant: Hillside East Corp. William Dorn 207' South Union St. #12 Burlington, Vt.
- Site is gently sloping towards Interstate 89 and is generally lightly wooded.
- Site is zoned Interstate / Commercial.

STATE OF VERMONT
 INTERSTATE 89
 Volume 1 Page 45
 (Williston Highway)



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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

Signature of Consumer

Date

Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign

Blue Sky Properties, LLC

Printed Name of Real Estate Brokerage Firm

Nicole Carratura

Printed Name of Agent Signing Below

<i>Nicole Carratura</i>	<small>dotloop verified 12/15/25 12:44 PM EST 35VQ-FXNR-IJ0M-UNXG</small>
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Signature of Agent of the Brokerage Firm

Date



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