

# FOR SALE

## APARTMENTS AND COMMERCIAL SPACE

938-950 Shelburne Rd, South Burlington, VT



VT Commercial is pleased to offer to the market this commercial package. Consisting of two buildings that comprise of a 3,458 SF brick building that has four apartments and a mix use, 4672 SF wood frame building with two apartments upstairs and first floor office or retail space with basement. The commercial space has multiple offices currently but can all be opened up for a showroom feel. Land shape is pretty much square in shape with 148' frontage on Shelburne Road and 128' in depth on Brewer Parkway. This is an investment package with some vacancy ideal for owner user. Come take advantage of occupying 2,334 SF of commercial space and enjoy collecting rents from 6 apartments (1 unit recently vacated). Excellent signage, onsite parking, and highly visible location with 30,000 CPD. Great curb appeal and traffic light intersection! RE Taxes \$25,648. One partner (Seller group) has a broker license. Please inquire for more details.

**SIZE:**

4672 SF & 3458 SF on .43 acre site

**USE:**

Mixed Use

**PRICE:**

\$2,200,000

**AVAILABLE:**

At Closing

**PARKING:**

On site

**LOCATION:**

938-950 Shelburne Rd., 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

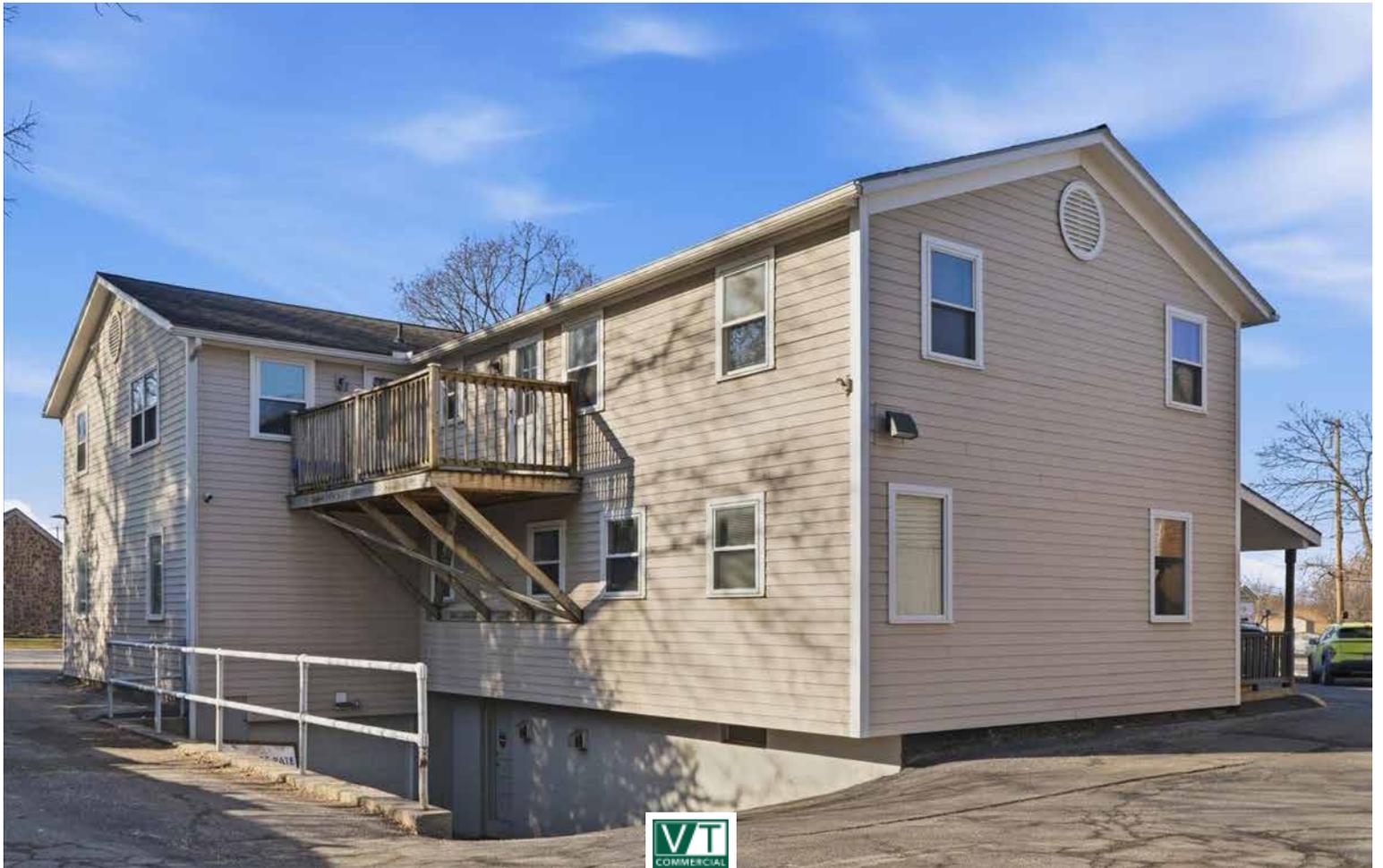
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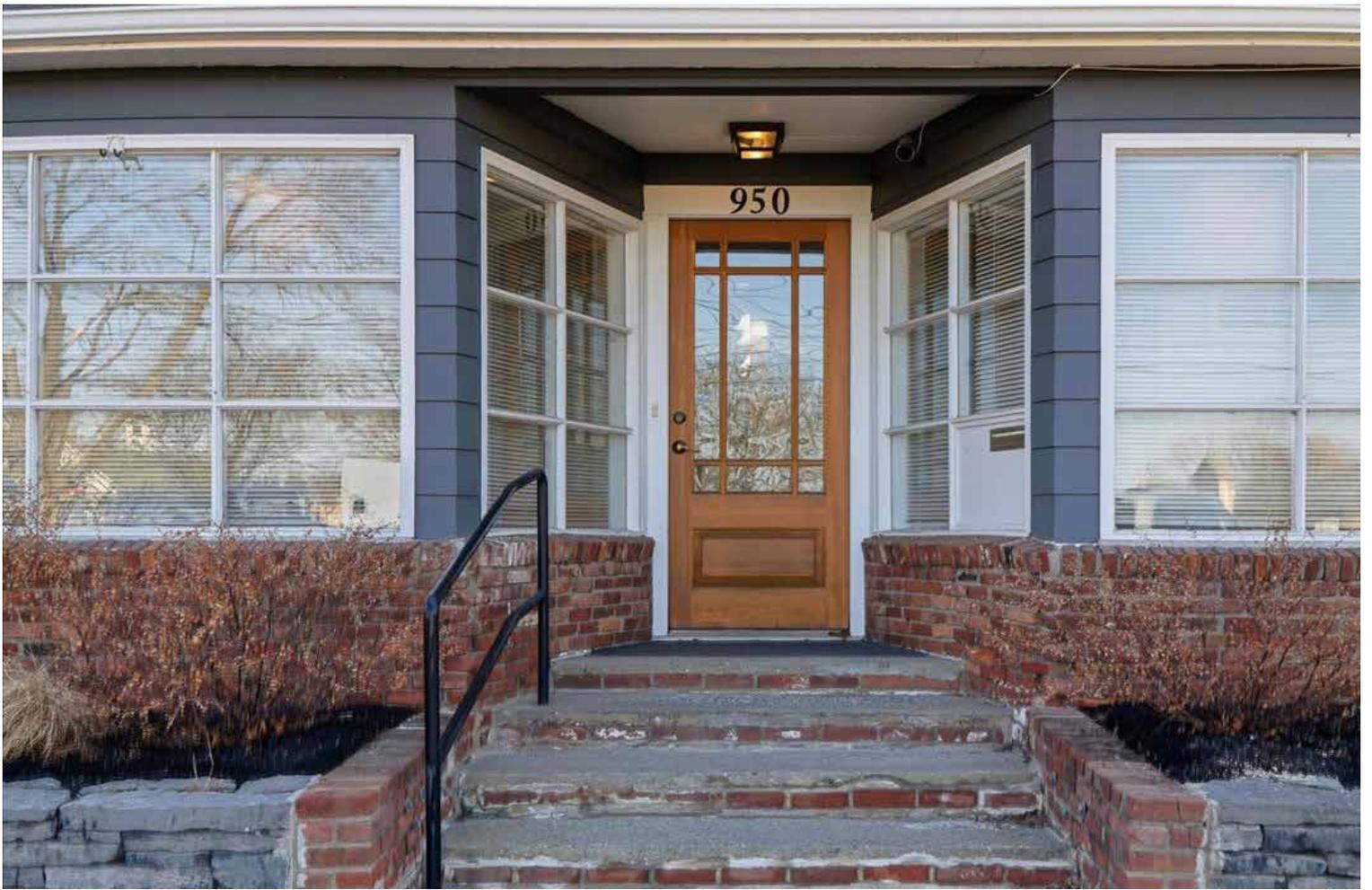
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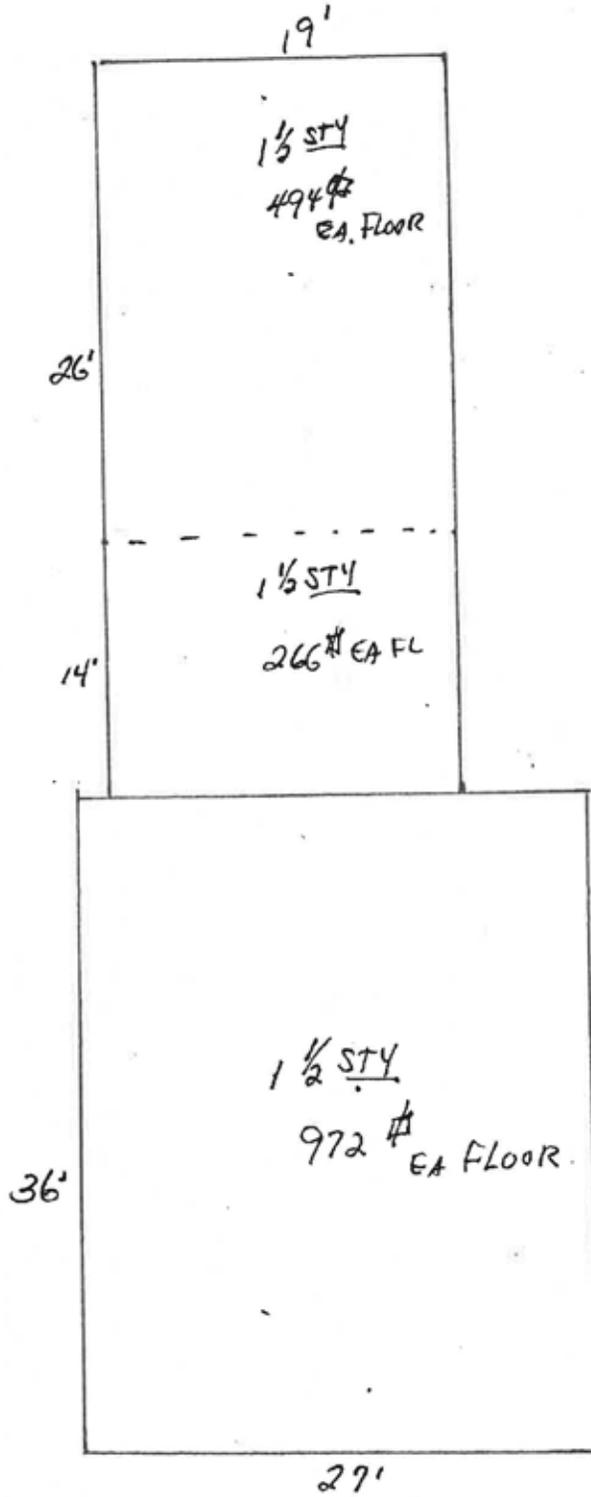




938 SHELburne RD

SO. BURLINGTON, VT

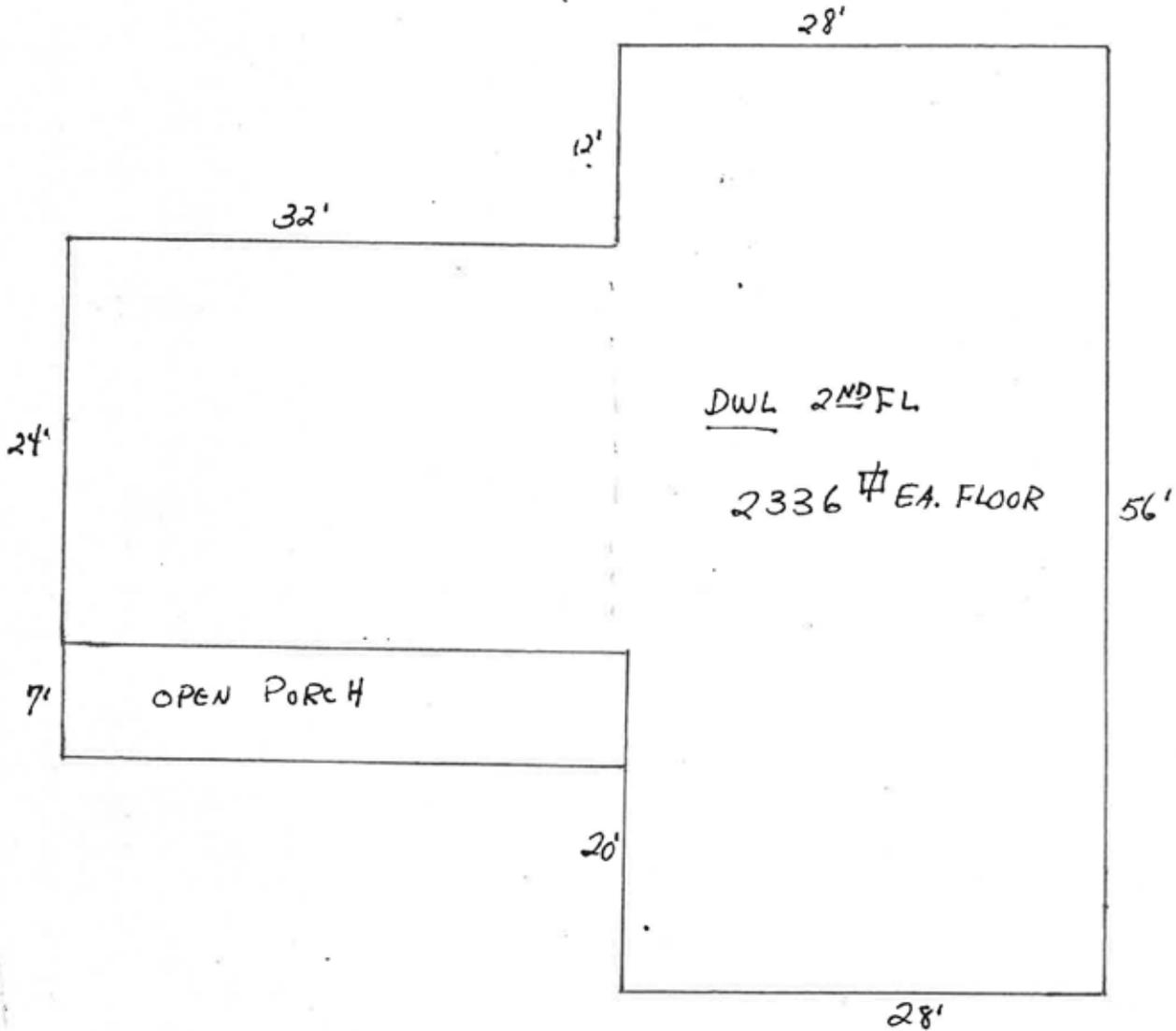
1" = 10'



760  
760  
972  
972  
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3964

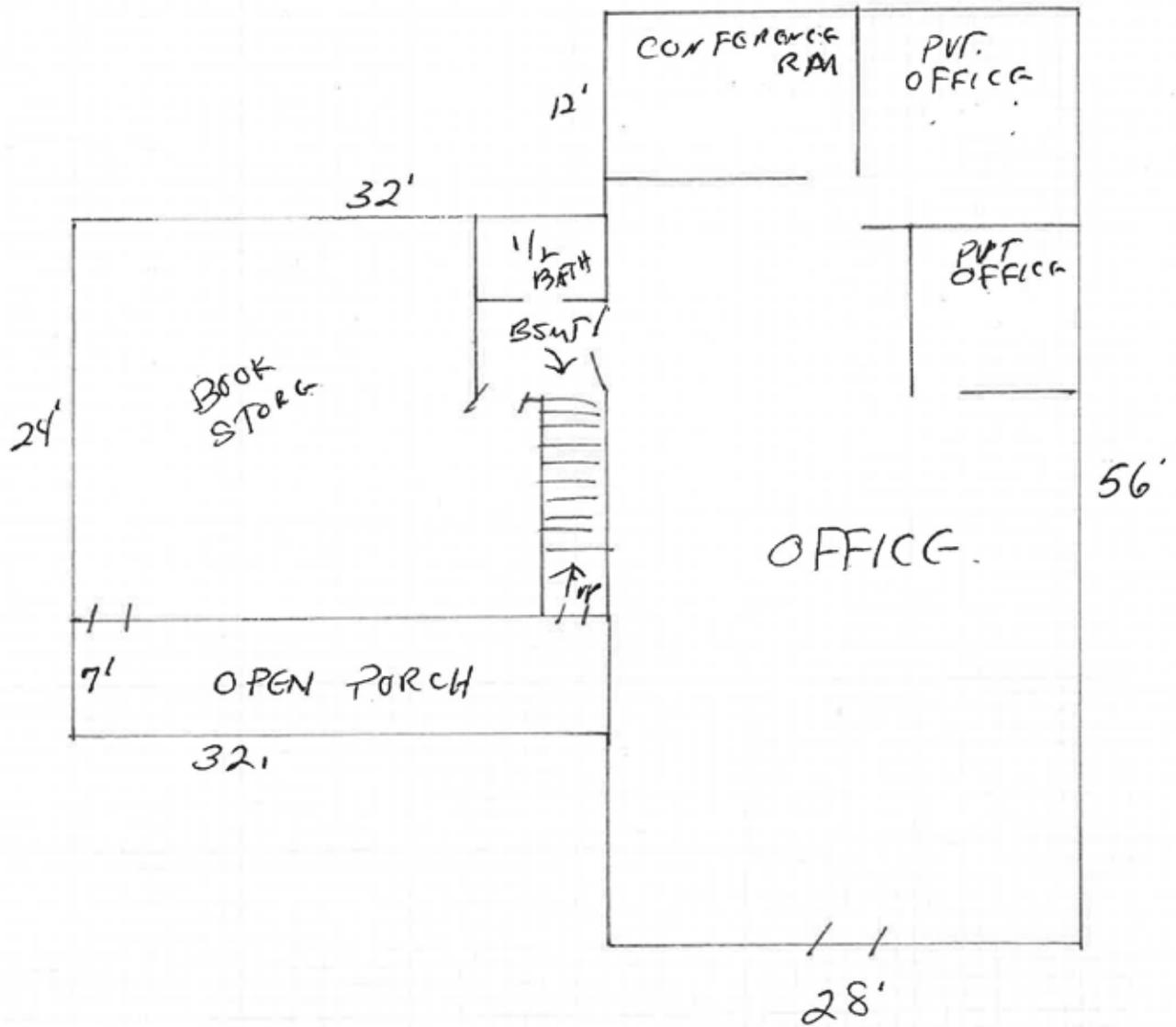
950 SHELBURNE RD  
SO BURLINGTON, VT.

1" = 10'



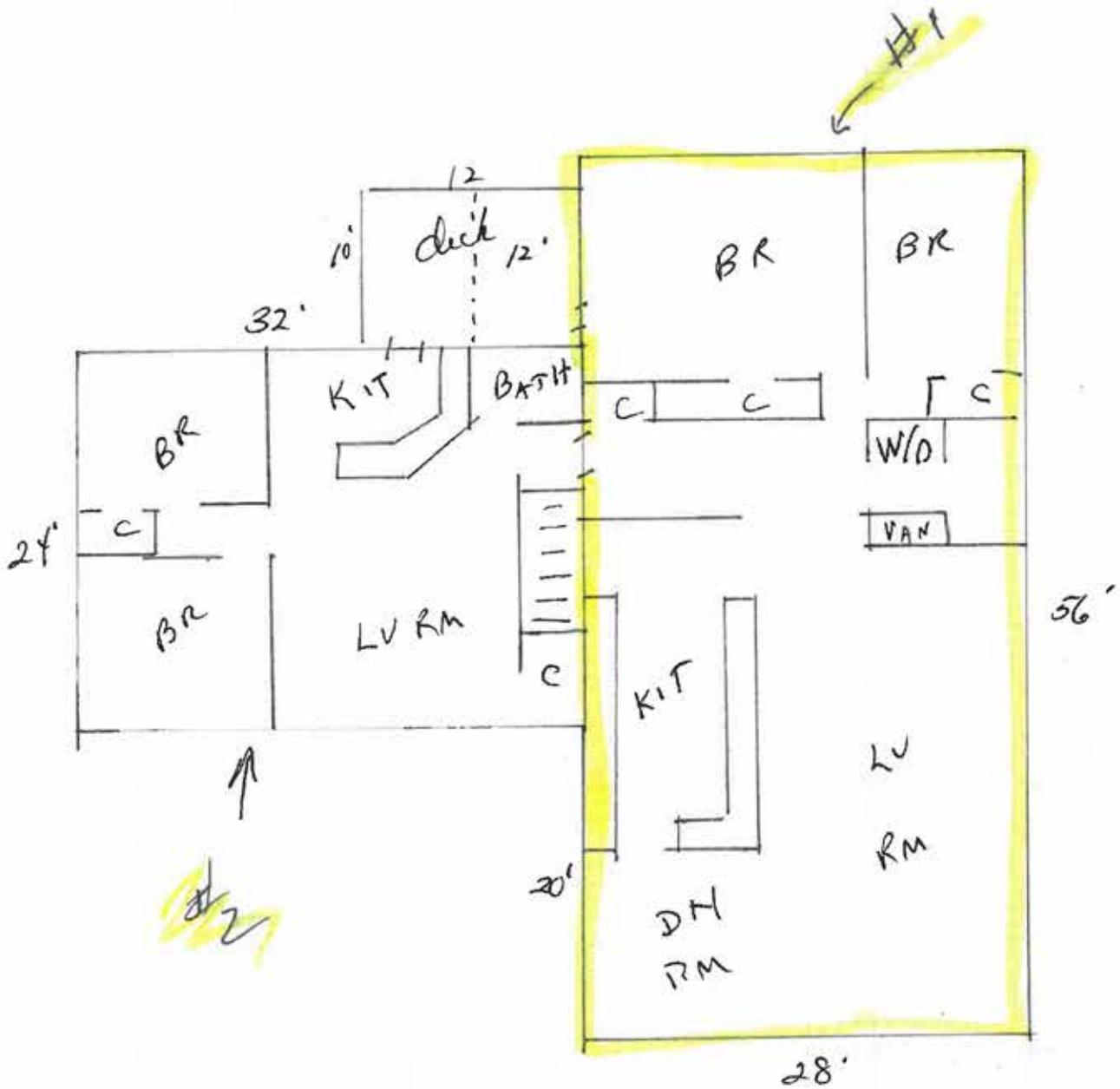
2482 = 768  
28756 = 1568  
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2336  
4672

950 SHALBURN RD  
So. BURLINGTON, VT.



1<sup>ST</sup> FLOOR  
2,336 SF

950 SHELBURNE RD  
SO. BURLINGTON, VT.



2<sup>ND</sup> FLOOR  
2,336 SF



# 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