



**For Sale:**

**5138 Shelburne Rd,  
Shelburne, VT**

**\$1,100,000.00**

**“The Shelburne Creamery” on Shelburne Rd.**

Approximately 12,000 square feet, 4 story commercial building in the heart of Shelburne, Vermont. This distinct property, often referred to as "The Shelburne Creamery", offers great sign exposure and is located on Shelburne Rd/ VT Route 7 (with average daily traffic over 17,000). 12 unique units with a few available for lease. Tenants are a mix of office, fitness and medical. Ample on-site parking(35+). Multiple newly fit up offices. Building offers natural gas heating, municipal water and sewer. Take advantage of this historic property with an excellent location. Seller is a licensed salesperson, with Lake Point Properties LLC.



5138 Shelburne Rd,  
Shelburne, Vt

Building Size: 12,165 /SqFt      Floors: 4

Site Size: 32,234 /SqFt      Roof: Slate/Shingles

Parking: On-site 35+      Electric: Green Mt. Power

Zoning: Village Center Mixed      Gas: VT Gas

Use

Property Type: Commercial      Water/Sewer: Public

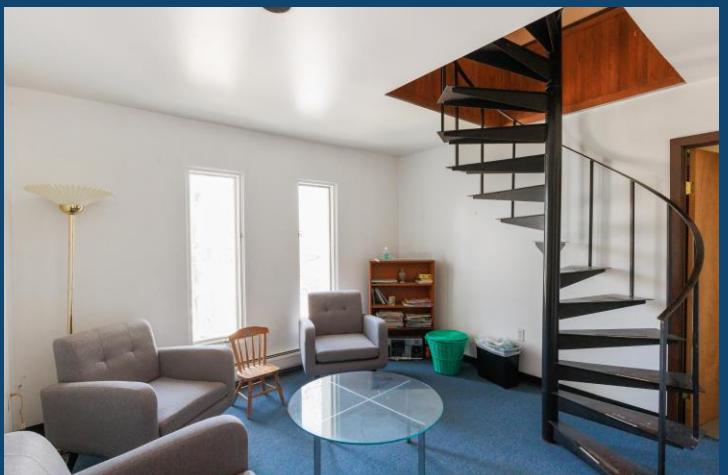
Foundation: Slab - Concrete      Span Number: 582-183-12331

Flood Zone: No

\*Seller is a licensed real estate agent with Lake Point Properties, LLC  
The above information is deemed reliable but is not guaranteed – some figures may be estimated



5138 Shelburne Rd,  
Shelburne, Vt





5138 Shelburne Rd,  
Shelburne, Vt





# 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 NON-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

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[ ] Declined to sign