

FOR SALE

BEAUTIFUL PROPERTY FOR SALE ON SHELBURNE ROAD

2545 Shelburne Road, Shelburne, VT



Great exposure on one of the busiest streets in Chittenden County - Shelburne Road! Own one of very few lots for sale on Shelburne Road and build for a wide range of uses. Public water/sewer and an average traffic count of 26,000 +/- vehicles per day. Mixed use zoning: residential, medical/dental, retail, personal service, professional offices, outdoor recreation, restaurant and more. Front half of lot is newly paved, and has water infrastructure for watering throughout, as well as several buildings and a large greenhouse, all of which have power and infrastructure. Rear half of lot is also paved, and is elevated behind front section with a new retaining wall. On bus route, high ADT, high visibility, right-of-way/easement over rear of property to the north, all new infrastructure!

SIZE:

2.08 Acres

USE:

Zoning is Mixed Use District

PRICE:

\$1,750,000

AVAILABLE:

Immediately

PARKING:

Ample On site

LOCATION:

2545 Shelburne Rd., Shelburne

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

802-363-5696

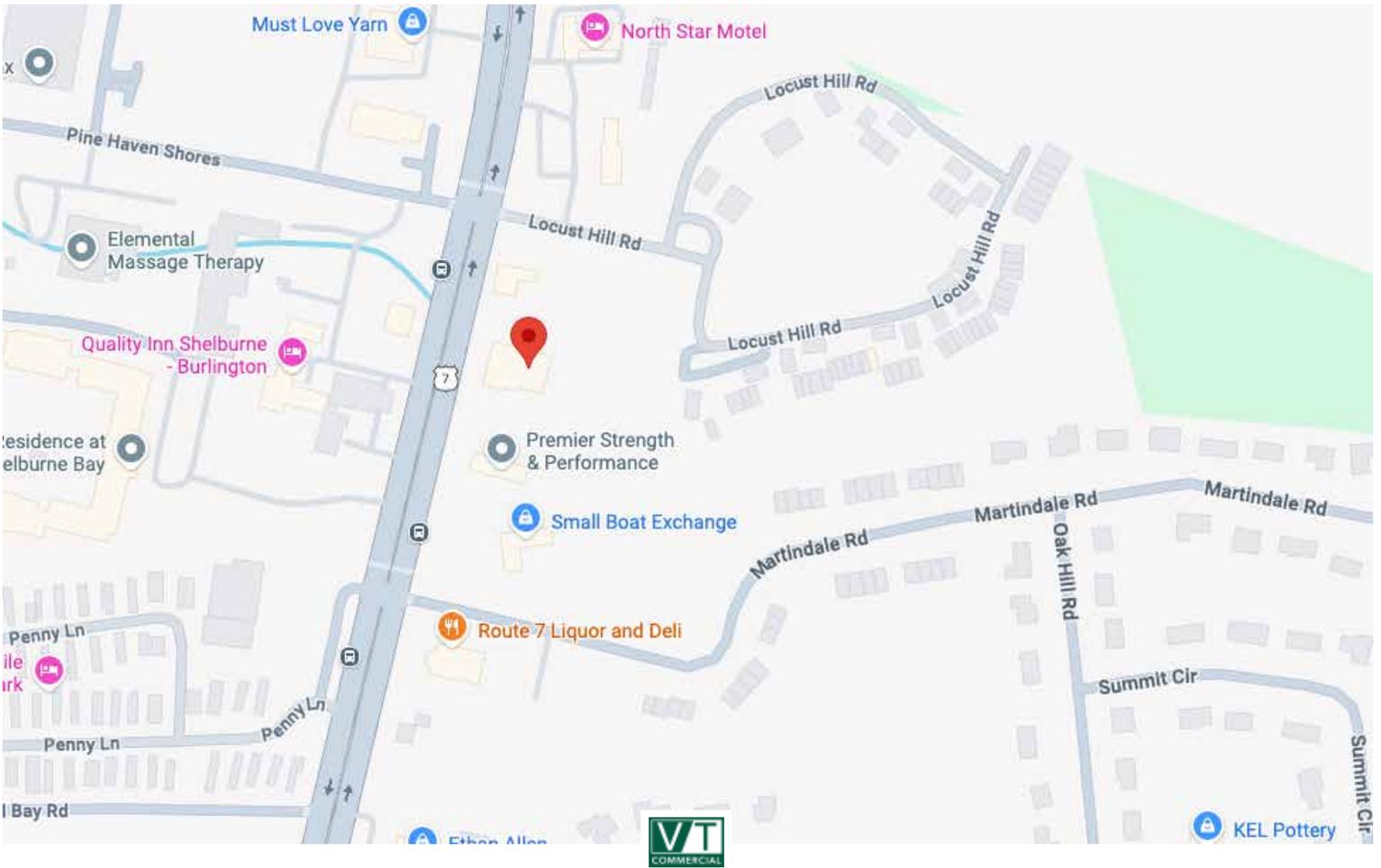
yb@vtcommercial.com

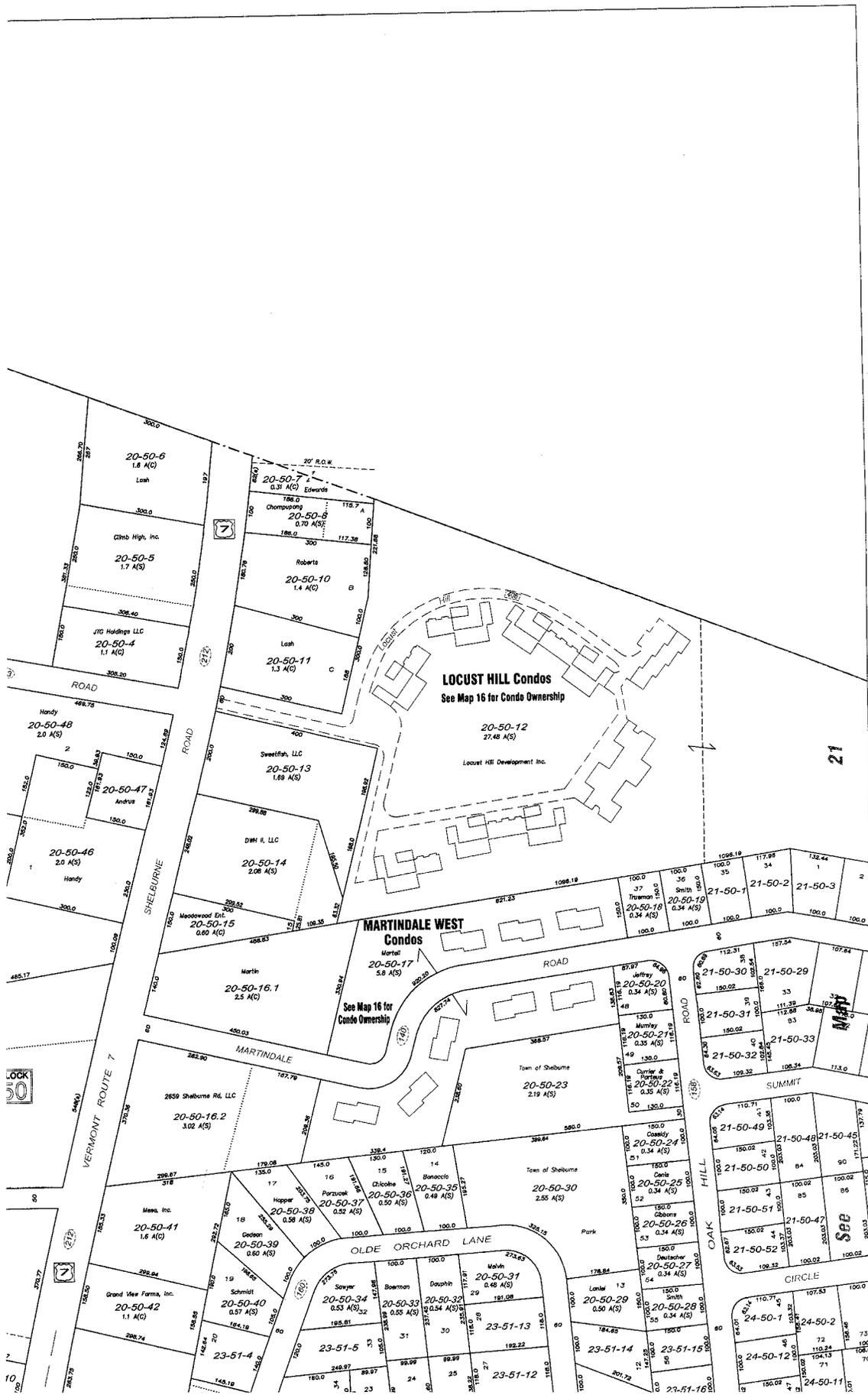
208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com







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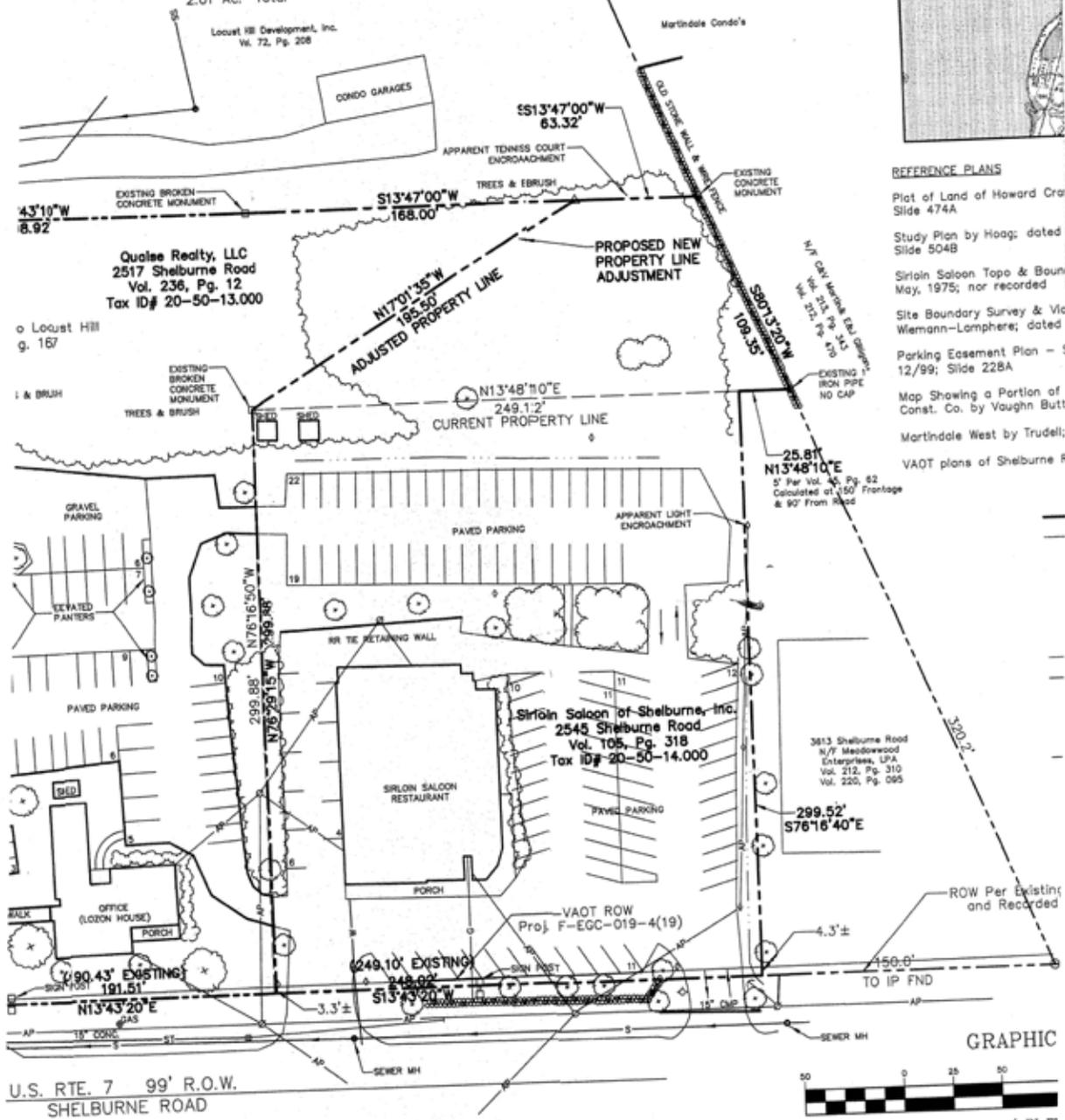
Quaise Realty, LLC
 2.41 Ac. to Monumented ROW
 less 0.01 Ac. to (570 SF) VAOT ROW
 2.40 Ac. Total

Sirioin Saloon of Shelburne, Inc.
 1.771 Ac. to Monumented ROW
 less 0.002 Ac. to (940 SF) VAOT ROW
 1.699 Ac. Total

AFTER PROPOSED BOUNDARY LINE ADJUSTMENT

Quaise Realty, LLC
 2.02 Ac. to Monumented ROW
 less 0.01 Ac. to (570 SF) VAOT ROW
 2.01 Ac. Total

Sirioin Saloon of Shelburne, Inc.
 2.160 Ac. to Monumented ROW
 less 0.002 Ac. to (940 SF) VAOT ROW
 2.008 Ac. Total



- REFERENCE PLANS
- Plot of Land of Howard Cra Slide 474A
 - Study Plan by Hoag; dated Slide 504B
 - Sirioin Saloon Topo & Bound May, 1975; nor recorded
 - Site Boundary Survey & Vic Wiemann-Lamphere; dated
 - Parking Easement Plan - S 12/99; Slide 228A
 - Map Showing a Portion of Const. Co. by Vaughn Butt-
 - Martindale West by Trudell;
 - VAOT plans of Shelburne R



U.S. RTE. 7 99' R.O.W.
 SHELBURNE ROAD

NO SITE ASSESSMENT OF HAZARDOUS OR OTHER WASTE MATERIAL HAS BEEN MADE AND SUMMIT ENGINEERING TAKES NO RESPONSIBILITY FOR ANY MATERIALS OR CONDITIONS THAT MAY EXIST ON THIS SITE.

THE BEARINGS HEREON ARE SHOWN AS AN AID IN DETERMINING THE ANGULAR RELATIONSHIP BETWEEN LINES AND SHOULD NOT BE USED AS THE SOLE DETERMINATION OF ALIGNMENT

THIS IS A CORRECT SURVEY BASED UPON TOWN RECORDS AND AND EDM FIELD SURVEY IN 1989 AND UPDATED IN FEB, 2001 PROPERTY LINES ARE CONSISTANT WITH RECORD INFORMATION.

THIS PLAT CONFORMS TO THE REQUIREMENTS OF 27 VSA 1403.

Approved by Resolution of the Planning Comr Vermont, on the 17th day of September, 2001, and conditions of said resolution. Signed by *[Signature]*, Chairman.



DESIGNED	LDY
DRAWN	LDY
CHECKED	LDY
SCALE	1" = 50'

REVISIONS: 1. REVISED QUOTE TO 200' FRONTAGE; REMOVED TERRACE

SUMMIT ENGINEERING, INC.
 Engineers • Surveyors • Planners • Landscape Architects
 50 Jay Drive P.O. Box 2225
 South Burlington, VT 05407-2225
 Bus. (802) 658-5558 Fax (802) 658-2829



2.41 Ac. to Monumented ROW
 less 0.01 Ac. to (570 SF) VAOT ROW
 2.40 Ac. Total

1.777 Ac. to Monumented ROW
 less 0.022 Ac. to (940 SF) VAOT ROW
 1.659 Ac. Total

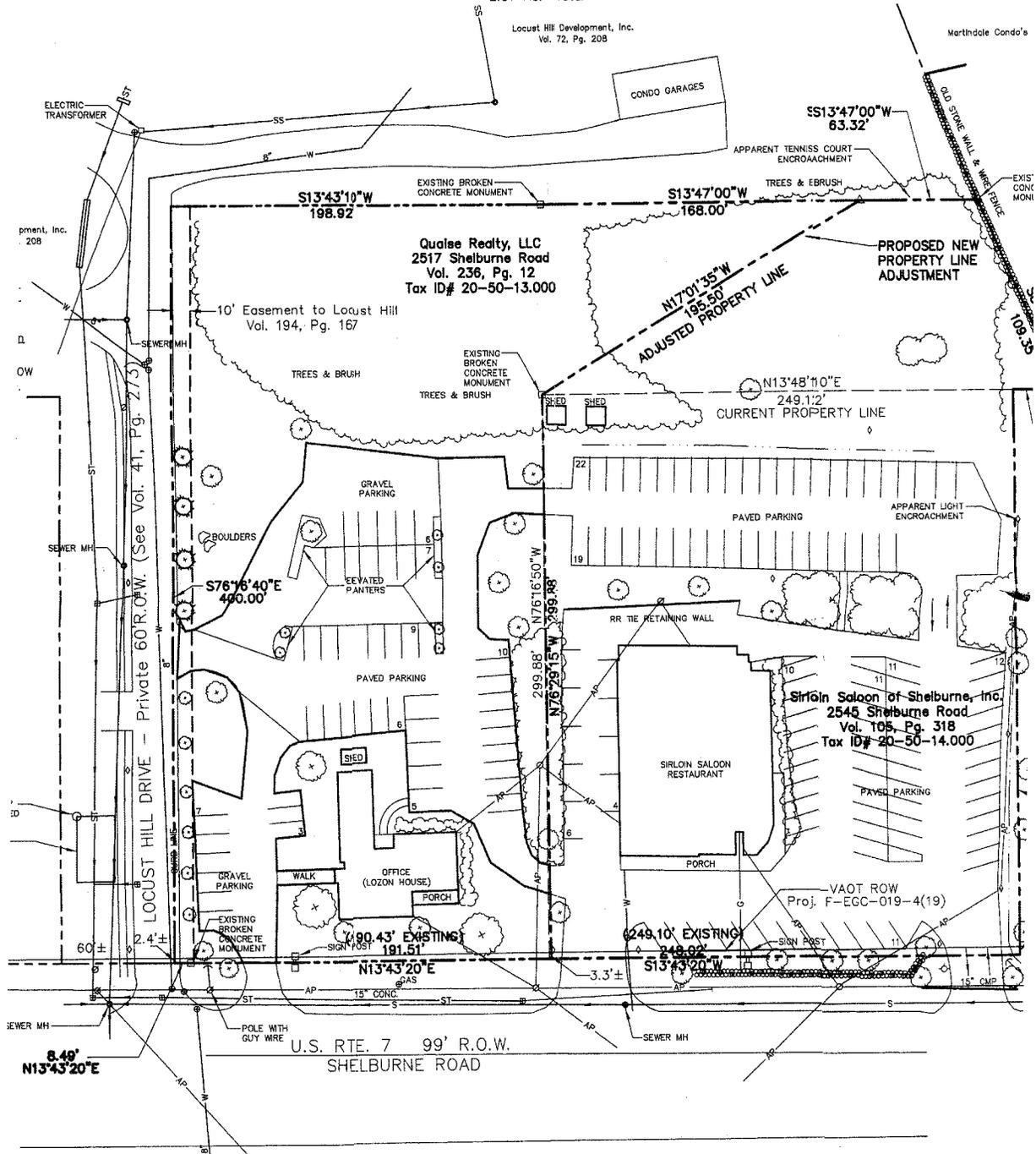
AFTER PROPOSED BOUNDARY LINE ADJUSTMENT

Qualse Realty, LLC

Sirlolin Saloon of Shelburne, Inc

2.02 Ac. to Monumented ROW
 less 0.01 Ac. to (570 SF) VAOT ROW
 2.01 Ac. Total

2.160 Ac. to Monumented ROW
 less 0.022 Ac. to (940 SF) VAOT ROW
 2.008 Ac. Total



RECEIVED FOR RECORD
 _____ AD 19 _____
 _____ O'CLOCK _____ MIN. _____ AM
 EST _____
 TOWN CLERK

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Approve
 Vermont
 and con
 by _____





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

