

For Sale – Major Upgrades in 2025!

2800 Shelburne Road, Shelburne, Vermont



Kendra Kenney

O: 802 863 8218 | M: 802 881 6776
kkenney@vermontrealestate.com



Madeline Richards

O: 802 992 9049 | M: 802 578 6594
mrichards@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

For Sale

2800 Shelburne Rd, Shelburne, Vermont



Highlights

PRICE: \$2,725,000

Located on the highly visible and well-traveled **Shelburne Road corridor**, this versatile **34,410 SF commercial property** offers direct access to nearby retail hubs, residential neighborhoods, and major amenities, making it an ideal investment for both income generation and long-term growth.

Key Highlights:

- 18,000 SF of newly redeveloped retail space (2025): Recently reconfigured into flexible units of 2,000, 4,000, and 8,000 SF, offering turnkey opportunities for a variety of retail tenants or owner-operators.
- 16,000 SF of mini storage on the lower level: Fully built out and income-producing, with an additional phase of mini storage units now under development on the first floor, maximizing the site's revenue potential.

Major property upgrades completed in 2025

- Parking lot sealed and restriped
- Fencing removed along Shelburne Road to improve curb appeal and access
- Interior renovations to support multi-tenant use and storage buildout

With excellent street visibility, strong traffic counts, and modernized infrastructure, this property is perfectly positioned for a mix of retail, service, and storage uses. Whether you're an investor seeking cash flow or a business owner looking for a high-exposure location, this is a rare opportunity on one of Vermont's busiest commercial corridors.

Inquire today to schedule a tour or receive detailed financials.



Kendra Kenney

O: 802 863 8218 | M: 802 881 6776
kkenney@vermontrealestate.com



Madeline Richards

O: 802 992 9049 | M: 802 578 6594
mrichards@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

For Sale

2800 Shelburne Rd, Shelburne, Vermont



Building Description

Building Information	
Size	34,410 SF 1 st Floor – 18,330 SF Lower Level – 16,080 SF
Acreage	2.8 acres
Zone	Mixed-Use Commercial
SPAN	582-183-10553
Parcel ID	700-2800
Taxes (2023)	\$48,293.00
Water/Sewer	Municipal. Water lines shared between 2800 Shelburne Rd & 43 Wild Rose Circle
HVAC	5 gas fired furnaces. New as of 2019. A/C throughout.
Electric	400 AMP
Construction	Vinyl and metal siding
Foundation	Concrete
Roof	Mixture of metal and standing seam. Metal Age: 40 years Standing Seam Age: 16 years
Mezzanine	Small 2 nd floor office space
Year Built	1984 with an addition in 1986

Building Information	
Solar Panels	57.75-kilowatt system on roof. Owned – Purchased in 2020. Pays for building energy. Panels are on metal roof portion of building.
Deeded Right of Way	Portion of Wild Rose Circle is owned by this parcel.
Parking	Upper Lot – 30 spaces Lower Lot – 10/12 spaces Sealed and relined in 2025
Road Frontage	371' of frontage along Shelburne Rd.
Ceiling Height	18' on first floor
Loading Dock	1 – into furniture space on upper level.
Drive-In Door	2 – into storage facility
Sprinklered	Dry System
Bathrooms	2 ADA bathrooms



Kendra Kenney

O: 802 863 8218 | M: 802 881 6776
kkenney@vermontrealestate.com



Madeline Richards

O: 802 992 9049 | M: 802 578 6594
mrichards@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

For Sale

2800 Shelburne Rd, Shelburne, Vermont



Mini Storage Business Description

Information	
Size	16,080 SF
Storage Units	137 Units
Size Range	16 SF – 612 SF
Note on Size	There is approximately 11,157 SF of leasable storage space, meaning there is roughly 4,923 SF of common hallway space.
Monthly Income	Ranging from \$8,000 - \$10,000/month
Annual Income	Ranging from \$96,000 - \$120,000
Rental Agreements	To transfer to Buyer upon closing
Parking	10-12 spaces in rear of building. Drive-in door available by entrance to storage area.
Years in Operation	1998



Description

This well-established venture offers an ideal investment for those looking to enter the lucrative world of storage solutions. Benefit from a reliable and consistent income stream generated by the 137 storage units. A history of high occupancy rates ensures a steady and predictable revenue flow. The facility is equipped with advanced security features, including key code access and alarm systems. A secure and monitored environment instills confidence in tenants and minimizes risk.

In 2025, expansion of the mini-storage business began on the top floor with BLANK units planned and BLANK units already rented.



Kendra Kenney

O: 802 863 8218 | M: 802 881 6776

kkenny@vermontrealestate.com



Madeline Richards

O: 802 992 9049 | M: 802 578 6594

mrichards@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

For Sale

2800 Shelburne Rd, Shelburne, Vermont



Mini Storage Expansion to Main Level

Information	
Size	Up to 8,000 SF
Storage Units	19 Units Installed to date.
Size Range	25 – 50 SF
Price Range	\$50 - \$75/month
Notes	19 units have already been installed and rented out on the main level of the building. Owner intends to continue to mini-storage expansion with units up to BLANK.
Rental Agreements	To transfer to Buyer upon closing



Kendra Kenney

O: 802 863 8218 | M: 802 881 6776
kkenney@vermontrealestate.com



Madeline Richards

O: 802 992 9049 | M: 802 578 6594
mrichards@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

For Sale

2800 Shelburne Rd, Shelburne, Vermont



Photos – Burlington Bedrooms Space



Kendra Kenney

O: 802 863 8218 | M: 802 881 6776
kkenney@vermontrealestate.com



Madeline Richards

O: 802 992 9049 | M: 802 578 6594
mrichards@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

For Sale

2800 Shelburne Rd, Shelburne, Vermont



Photos – New retail space – actively leasing 2,000 – 4,000 SF



Kendra Kenney

O: 802 863 8218 | M: 802 881 6776
kkenney@vermontrealestate.com



Madeline Richards

O: 802 992 9049 | M: 802 578 6594
mrichards@vermontrealestate.com

vermontrealestate.com

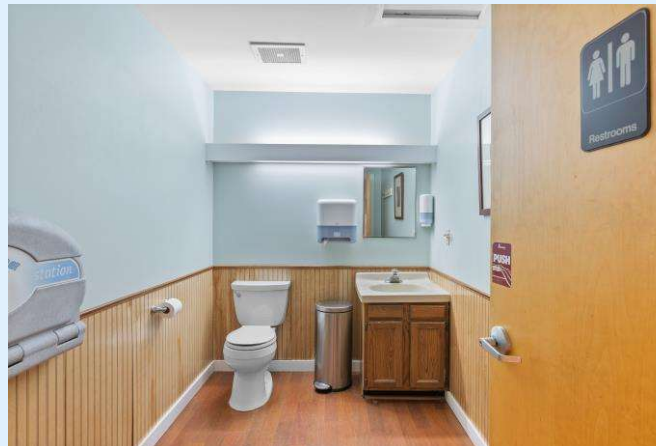
COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

For Sale

2800 Shelburne Rd, Shelburne, Vermont



Photos



Kendra Kenney

O: 802 863 8218 | M: 802 881 6776
kkenney@vermontrealestate.com



Madeline Richards

O: 802 992 9049 | M: 802 578 6594
mrichards@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

For Sale

2800 Shelburne Rd, Shelburne, Vermont

POMERLEAU
REAL ESTATE

For additional property details
please reach out to Kendra
Kenney or Madeline Richards.

Kendra Kenney
802.881.6776

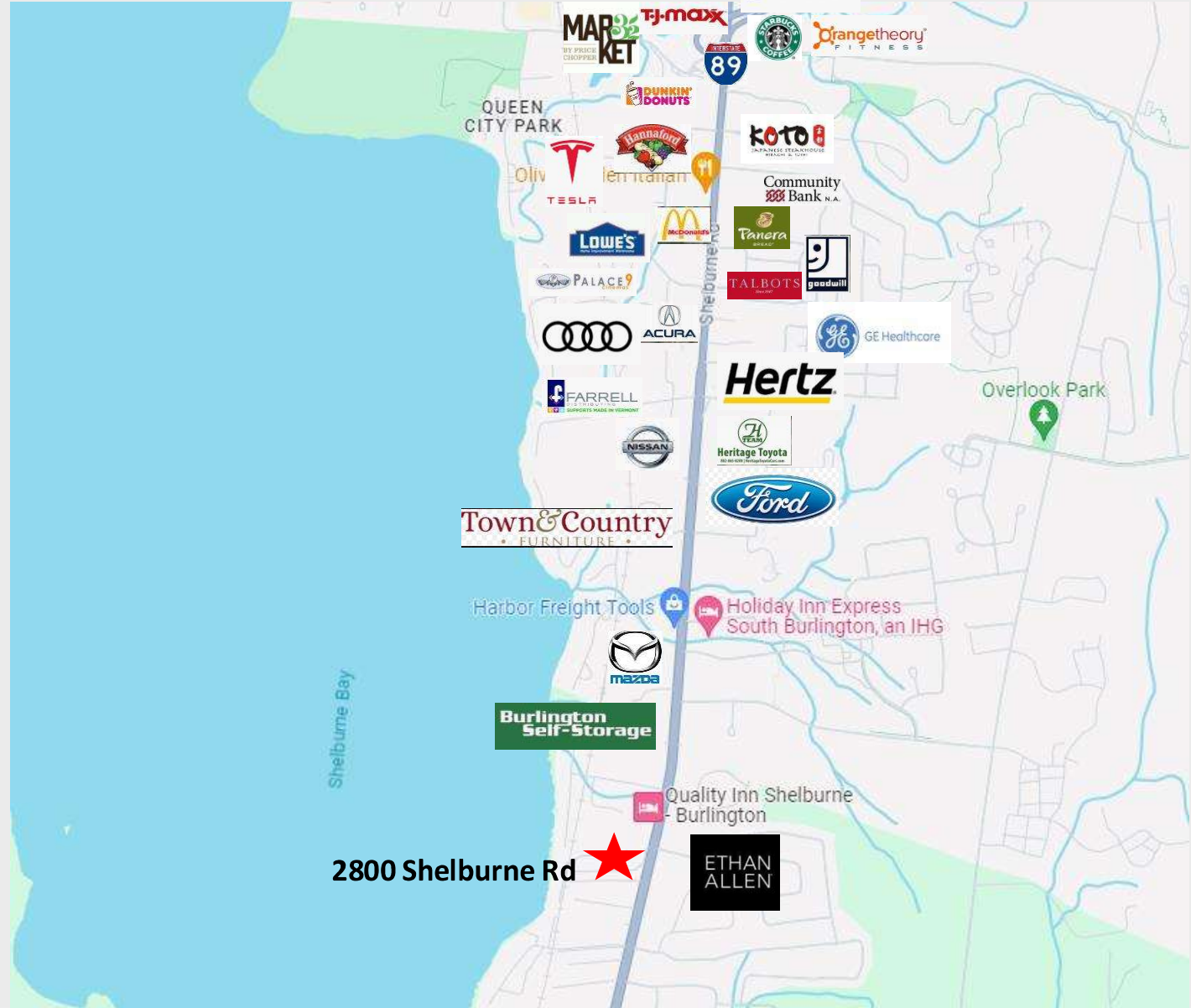
Madeline Richards
802.578.6594

Pomerleau Real Estate
69 College Street
Burlington, VT 05401

In partnership with:



Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.



Kendra Kenney

O: 802 863 8218 | M: 802 881 6776
kkenney@vermontrealestate.com



Madeline Richards

O: 802 992 9049 | M: 802 578 6594
mrichards@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT