

# FOR SALE

## THE ROCK IS FOR SALE

73 Thompson Street, South Burlington, VT



VT Commercial is pleased to offer for sale this well maintained multi- purpose church property located in Meadowlands Business Park in South Burlington just off of Route 116. Known as The Rock. Built on Lot 11 and constructed by Neagley Chase Construction in 2006, a nicely designed 100' x 75' (7500 SF) single story building with sandwich panels & metal beam construction with a 4' decorative brick skirt facade, standing seam metal roof, a wet sprinkler system, 220V/225A three phase power, ceilings range 9.5'-18.5' and a nicely landscaped site. Flat 3.1 acre parcel, w/ 120 parking spaces, a back yard full of community gardens & raised beds. A well cared property that looks nearly new. Permitted for a 300 person capacity sanctuary, an assembly area with capacity for 70 people for church events, nice office area for up to 6 people, a small daycare for 14 children and 4 employees. Circular front driveway that allows for covered pull up and drop off. Municipal W/S.

**SIZE:**

7,500 SF +/- on 3.1 acre lot

**PERMITTED USE:**

Religious Currently

**PRICE:**

\$1,450,000

**AVAILABLE:**

At Closing, Deed 1582 Book, 273 Page

**PARKING:**

120 parking spaces on site

**LOCATION:**

Just off of Route 116 in Meadowlands

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

802-343-2107

[linda@vtcommercial.com](mailto:linda@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)

























REVISIONS	DATE	BY	REMARKS
1	5/2/04	MM	ADD NEW
2	5/2/04	MM	ADD NEW
3	5/2/04	MM	ADD NEW
4	5/2/04	MM	ADD NEW
5	5/2/04	MM	ADD NEW
6	5/2/04	MM	ADD NEW
7	5/2/04	MM	ADD NEW
8	5/2/04	MM	ADD NEW
9	5/2/04	MM	ADD NEW
10	5/2/04	MM	ADD NEW

CONSENT TO THE CITY OF SOUTH BURLINGTON  
 FOR THE CONSTRUCTION OF THE  
 PROPOSED LOT 11 MEADOWLANDS BUSINESS PARK  
 ALL RIGHTS RESERVE

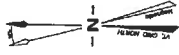
CHAPLAIN CONSULTING ENGINEERS  
 85 POND ROAD, P.O. BOX 433  
 COLCHESTER, VERMONT 05446  
 (802) 884-1878 FAX  
 (802) 884-1878 FAX



THE ROCK OF GREATER BURLINGTON  
 73 THOMPSON STREET  
 LOT 11 MEADOWLANDS BUSINESS PARK  
 SITE PLAN  
 SOUTH BURLINGTON VERMONT

PROJECT	LOT 11 MEADOWLANDS BUSINESS PARK
OWNER	THE ROCK OF GREATER BURLINGTON
DATE	11/20/03
SCALE	1" = 30'
SHEET	2387

C-2  
 17 3 SHEETS



128 parking spaces

ZONING REQUIREMENTS:

ITEM	REQUIREMENT	PROVIDED
MINIMUM LOT SIZE	3.0 ACRES	3.12 ACRES
FRONT SETBACK	50'	180.3'
SIDE SETBACK	35'	68.7'
REAR SETBACK	50'	88.5'
MAX. FRONT YARD COVERAGE	30%	22.0%
MAX. LOT COVERAGE-BUILDING	30%	10.0%
TOTAL LOT COVERAGE	50%	44.3%
PARKING	0.3 SPACE / SEAT 5 HANDICAP SPACES	115 SPACES 5 HANDICAP SPACES
UNIMPAVED BLANKS		10%
SOUTH BURLINGTON CLASS M	527 SF - PARKING 877 SF - BUILDING	TOTAL = 1,344 SF
CLASS M WETLAND BUFFER	0 SF - PARKING 0 SF - BUILDING	TOTAL = 0 SF
CLASS M WETLAND BUFFER	0 SF - PARKING 0 SF - BUILDING	TOTAL = 0 SF

\*APPROVED\*  
 Environmental Conservation  
 Department  
 Approved By: [Signature]  
 Permit # 1000-4-2387  
 DATE: 11/24/03

LEGEND

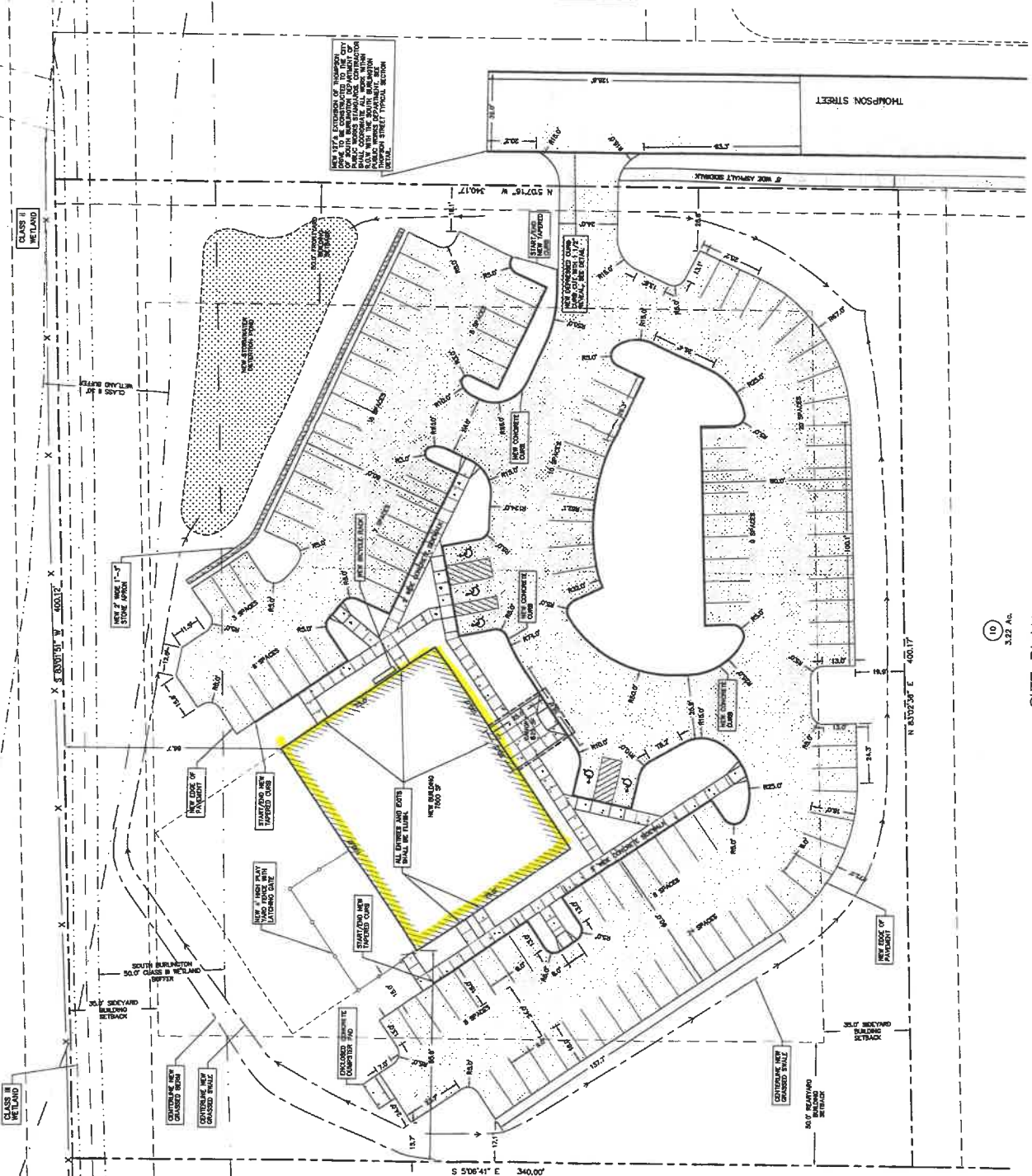
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPERTY LINE
- ENCLOSURE
- WETLAND / WETLAND BUFFER
- DRAINAGE SHADE

MM-8-038

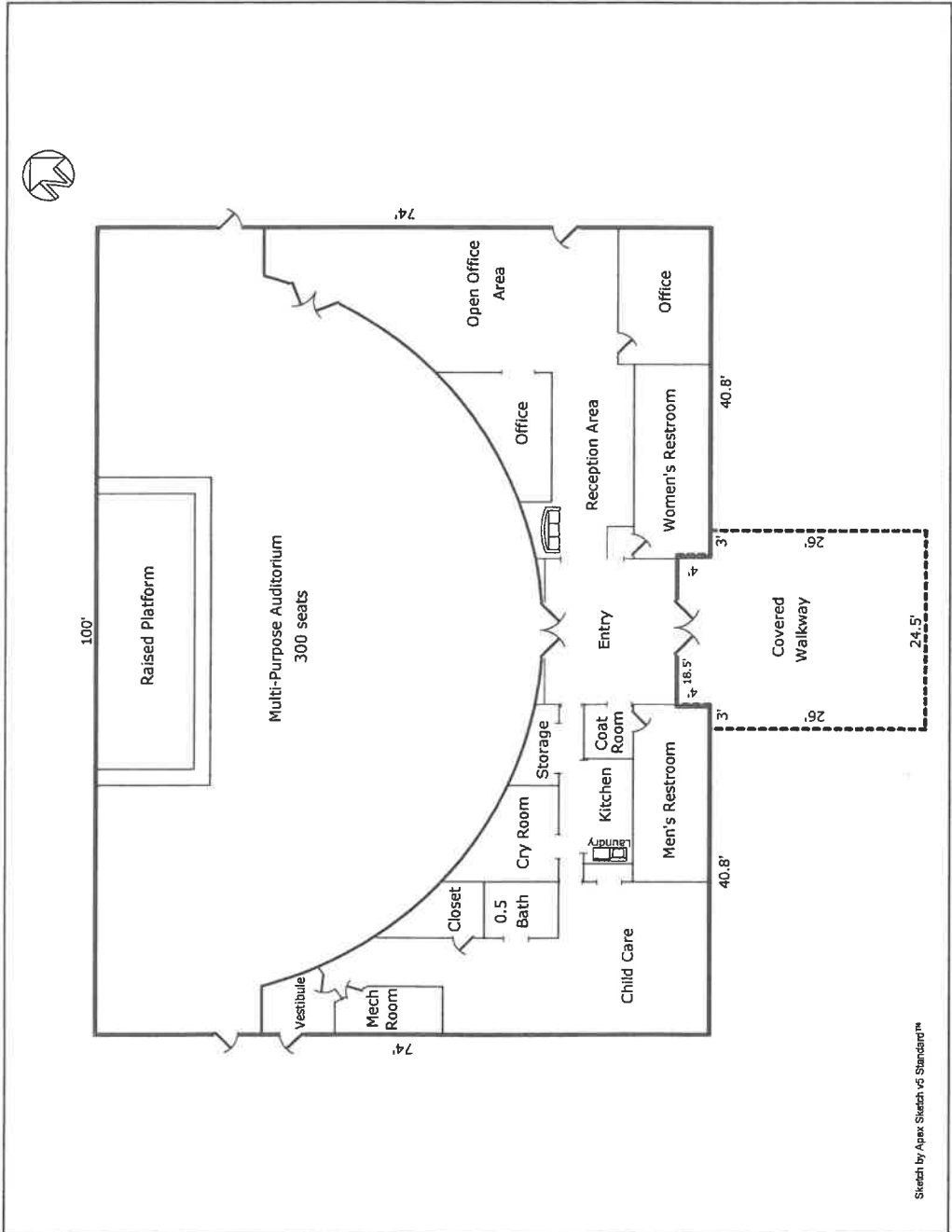
MM-4-2387

THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE  
 INTERFERENCE OF ANY OTHER SURVEYING INSTRUMENTS  
 OR METHODS. THE SURVEYOR HAS BEEN ADVISED BY THE  
 CLIENT THAT THE SURVEYED AREA IS NOT A WETLAND  
 AND THAT NO WETLANDS ARE PRESENT. THE SURVEYOR  
 HAS THEREFORE CONDUCTED THE SURVEY WITHOUT THE  
 INTERFERENCE OF ANY OTHER SURVEYING INSTRUMENTS  
 OR METHODS.

SCANNED



10  
 322 AC.  
 SITE PLAN  
 SCALE 1" = 30'



Sketch by Apex Sketch v5 Standard™





# ZONING

## XII. ZONING

Zoning District .....	Industrial and Open Space (I-O)
Minimum Lot Size.....	3 acres
- front yard minimum setback .....	50 feet
- side yard minimum setback.....	35 feet
- rear yard minimum setback.....	50 feet
Maximum Site Coverage (Buildings Only).....	30%
Maximum Site Coverage (Buildings & Other Surfaces).....	50%
Maximum Building Height (Principal) .....	35 feet (flat) / 40 feet (pitched)
Maximum Building Height (Accessory) .....	15 feet
Permitted Uses <sup>†</sup> .....	single family dwelling;
.....horticulture & forestry with on-premise sales (3 acre minimum lot size);	
.....horticulture & forestry with-out on-premise sales;	
.....single-family dwelling related to agriculture;	
.....additional dwellings for farm employees; parks; personal instruction facility;	
.....recreation paths; animal shelter; cannabis dispensary (cultivation only);	
.....child care facility, licensed non-residential;	
.....commercial kennel, veterinary hospital and pet day care;	
.....contractor or building trade facility;	
.....family child care home, registered or licensed;	
.....printing & binding production facilities; processing and storage;	
.....research facility or laboratory; retail food establishment <5,000 SF GFA	
Permitted Uses (within a PUD) <sup>†</sup> .....	community center; commercial greenhouse;
.....convenience store <3,000 SF within principle structure;	
.....light manufacturing;	
.....manufacturing & assembly from previously prepared materials & compounds;	
.....office, general; office, medical (Transit Overlay District only)	
Permitted Uses (for Accessory Use) <sup>†</sup> .....	financial institution;
.....personal or business service, up to 3,000 SF GFA per any one principal structure;	
.....photocopy & printing shops, with accessory retail;	
.....recreation facility, indoor; restaurant, short order;	
.....retail and retail services up to 3,000 SF GFA within any one principal structure	
Conditional Uses <sup>†</sup> .....	cemeteries; funeral homes and mortuaries
Zoning Compliance .....	yes
Zoning Conformance.....	yes*

<sup>†</sup> See Applicable Zoning Regulations in addenda.

\* No action has been taken to verify adherence with current setbacks or other key dimensional requirements. It is assumed that this property is in conformance with current zoning either through current regulations or through grandfathering of the



## State of Vermont

### WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

#### LAWS/REGULATIONS INVOLVED

##### Environmental Protection Rules,

Chapter 1, Wastewater System and Potable Water Supply Rules, Effective January 1, 2005

Chapter 21, Water Supply Rules, Effective April 25, 2005

Case Number: WW-4-2581

PIN: EJ96-0381

Landowner: Summer Ice Joint Ventures, Inc.  
c/o Mark Neagley  
P.O. Box 2283  
South Burlington VT 05407

**This permit affects property referenced in deeds recorded in Book 387 Page 439 of the Land Records in South Burlington, Vermont.**

This project, consisting of a 7500 square foot church with 300 sanctuary, an assembly area with a maximum capacity of 70 people for church events, an office with 6 employees, and, a daycare with 14 children and 4 staff to be constructed on Lot #11 approved by Permit #EC-4-2004 served by municipal water and wastewater services located at 73 Thompson Street in the City of South Burlington, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

**This does not constitute approval under Act 250 case number 4C1005.**

#### **GENERAL**

1. This permit does not relieve the permittee from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Environmental Conservation, Water Supply Division – telephone (802) 241-3400, the Department Public Safety, Division of Fire Safety– telephone (802) 828-2106 or (802) 879-2300, and local officials prior to proceeding with this project.
2. The project shall be completed as shown on the following plans that have been stamped “approved” by the Wastewater Management Division:

**Job No. 25187, Sheet C-1 “Existing Conditions” dated 12/05/05 last revised 1/30/06; Sheet C-2 “Site Plan” dated 11/30/05 last revised 1/30/06; Sheet C-3 “Grading & Utility Plan” dated 12/05/05 last revised 1/30/06; Sheet C-5 “Details” dated 12/05/05 last revised 1/30/06; and Sheet C-9 “Specifications” dated 12/05/05 last revised 1/30/06 (for sanitary water and sewer pipe installation) prepared by Champlain Consulting Engineers.**

3. The project shall not deviate from the approved plans in a manner that would change or affect the exterior water supply or wastewater disposal systems, building location, or, the approved use of the building, without prior review and written approval from the Wastewater Management Division.
4. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for the recording of this permit in the South Burlington Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
5. All conditions set forth in Permit #EC-4-2004 shall remain in effect except as modified or amended herein.
6. The Wastewater Management Division now reviews the water and wastewater disposal systems under 10 V.S.A., Chapter 64 – Potable Water Supply and Wastewater System Permit.
7. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations.
8. A copy of the approved plans and this permit shall remain on the project during all phases of construction, and upon request, shall be made available for inspection by State or local personnel.
9. The Division has relied solely upon the licensed designers certification that the design-related information submitted was true and correct, and complies with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules.

#### **WATER SUPPLY & WASTEWATER DISPOSAL**

10. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a certification from a designer or the installer, signed and dated, that states:

“I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests.”

This shall include the water service and sanitary sewer lines to the structure.

11. The project is approved for water supply by connection to the municipal water system as depicted on the approved plans. The project is approved for a maximum of 1,229 gallons of water per day. The Wastewater Management Division shall allow no other method, or location of obtaining potable water without prior review and approval.



12. The project is approved for wastewater disposal by the construction of a connection to the municipal wastewater treatment facility as depicted on the approved plans. The project is approved for a maximum of 1,092 gallons of wastewater per day. The Wastewater Management Division shall allow no other method, or location of wastewater disposal without prior review and approval.

**Dated at Essex Junction, Vermont on April 24, 2006.**

Jeffrey Wennberg, Commissioner  
Department of Environmental Conservation

By   
Ernest Christianson  
Regional Engineer

C For the Record  
South Burlington Planning Commission & Select Board  
The Rock of Greater Burlington  
Champlain Consulting Engineers  
Water Supply Division  
Act 250 District Environmental Commission #4  
Department of Public Safety, Division of Fire Safety



# 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