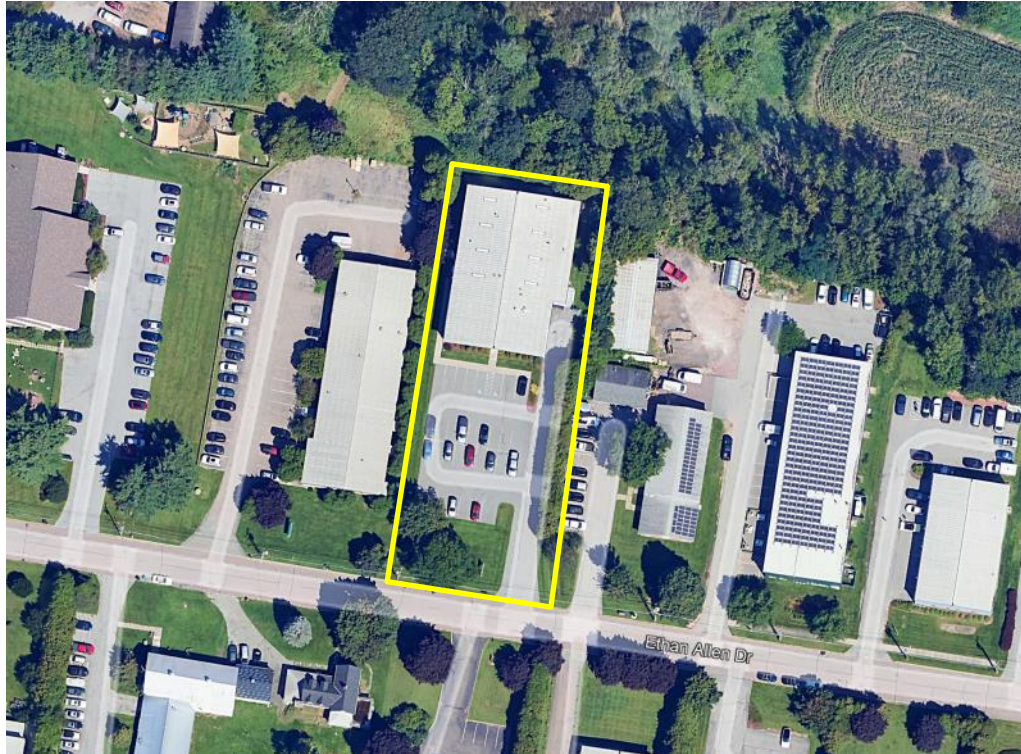


**FOR SALE
COMMERCIAL BUILDING
78 ETHAN ALLEN DRIVE
SOUTH BURLINGTON**



Building Size: 13,500 SF

Lot Size: 1+/- acre

Features:

- Attractive and well maintained light industrial building!
- Ideal for an owner occupier with the ability and flexibility to lease out a portion of the building
- Abundant natural light in all the office spaces
- One (1) loading dock
- 20'+ clearance in the warehouse
- Ample parking
- Great location with easy access to Interstate 89, Exit 15!

Sale Price: \$1,700,000

CALL FOR DETAILS!!



NAI J.L. Davis Realty

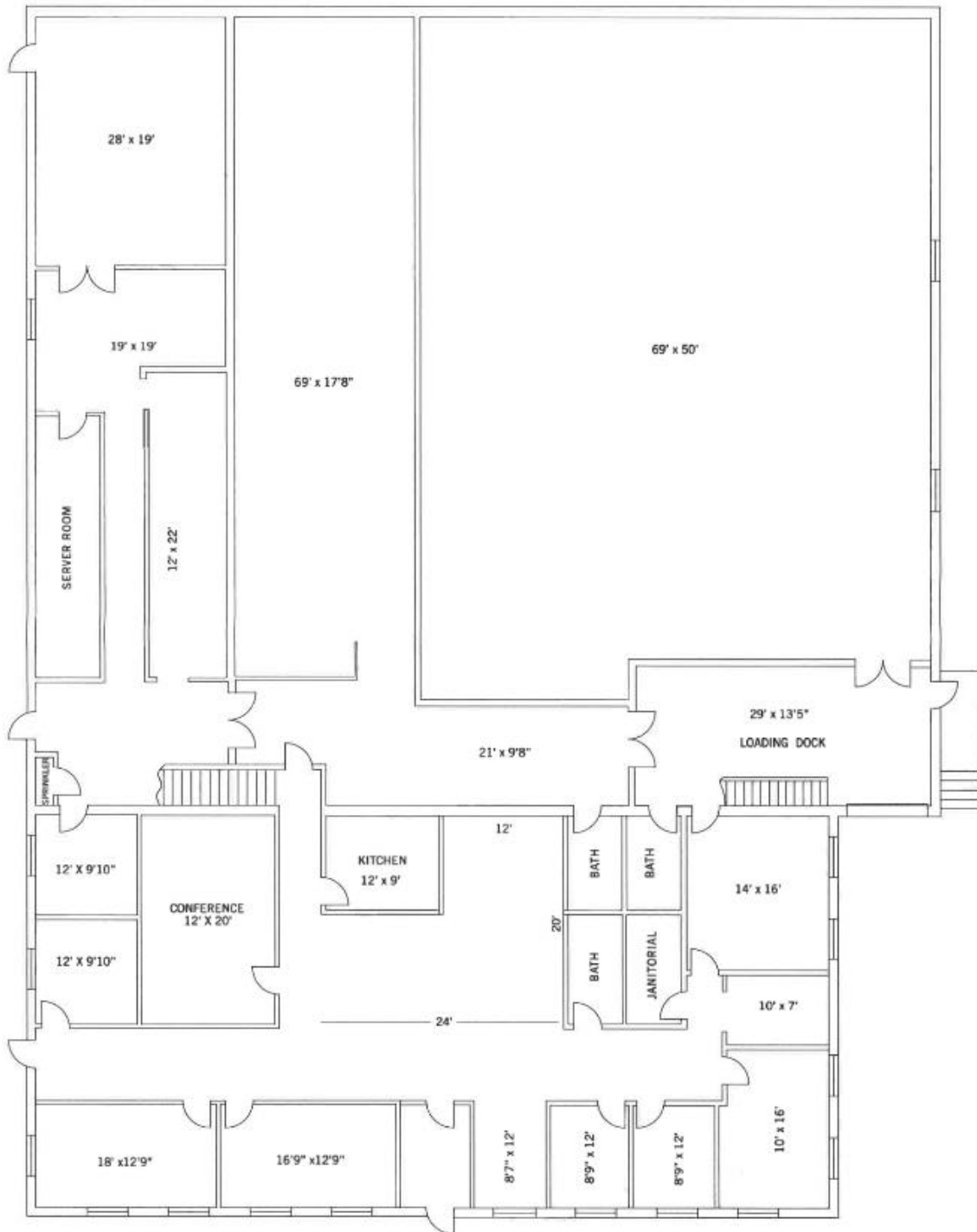
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact Information

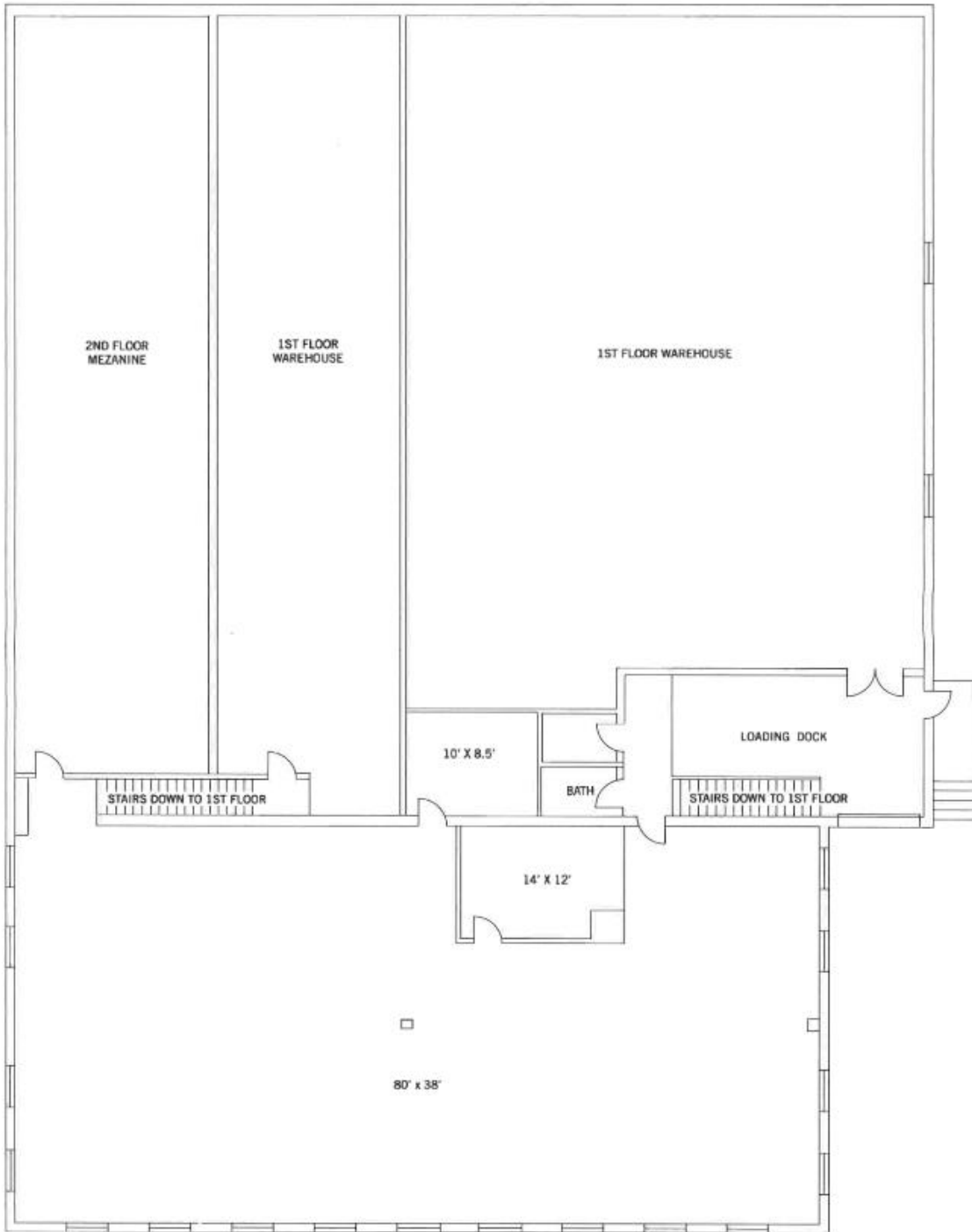
Rick Harrison
NAI J.L. Davis Realty
Direct: (802) 876-6924
Cell: (802) 238-5326
Email: rickh@jldavisrealty.com
www.jldavisrealty.com





DELTA MARKETING GROUP
78 Ethan Allen Drive, South Burlington, VT 05403

1st Floor



DELTA MARKETING GROUP
78 Ethan Allen Drive, South Burlington, VT 05403

2nd Floor





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

NAI/J.L. Davis Realty

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Jeff Nick

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