

Shelburne Road Showroom & Warehouse

2735 Shelburne Road, Shelburne, VT



AVAILABLE FOR SALE:

SIZE: 20,107 +/- SF

SALE PRICE: \$3,000,000

Seller Financing Available

HIGHLIGHTS:

- Buildings comprised of:
 - 11,441 SF showroom and office space (available for owner occupancy or lease)
 - 8,666 SF heated warehouse with loading dock (fully leased)
- Showroom includes 10' clear height, 4' wide loading door, is fully sprinklered and equipped with natural gas HVAC & 3 Phase power
- Excellent exposure with 185 feet frontage on highly traveled Route 7
- Ample on-site parking with expansion potential
- Located within Shelburne's Business & Industry District, the property is well suited for a variety of commercial, warehouse, office, showroom, light manufacturing, distribution, wholesale, and flex industrial uses



FOR MORE INFORMATION, CONTACT:

Brad Worthen

O: 802 992 9287 | M: 802 343 0861 | bworthen@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

Floor Plan

2735 Shelburne Road, Shelburne, VT

