

EXCLUSIVELY FOR SALE

High Quality Office Condominium

277 Blair Park Rd, Suite 110, Williston VT



Great opportunity to own your own small office space. 277 Blair Park office complex is a very high-quality 6-Unit commercial office building. It is located just minutes from Interstate 89 and central to all of Williston's commercial amenities. The space is currently set up for a physical therapy office but it can easily be converted to general office space. This unit is located on the ground floor of the middle of the building with good natural lighting in the front and back. It is accessed via a common first level vestibule. There is a waiting room, reception office, 2 large front offices, 6 interior rooms, one large open area, kitchenette, private restroom.

SIZE: 2,337 sf +/-

ZONING: Business Park

AGE: Built in 2008

PROPERTY TYPE: Commercial Condominium

AVAILABLE: Immediately

PRICE: \$495,000

The 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:

BILL KIENDL

802-864-2000

bk@vtcommercial.com

186 COLLEGE ST, SUITE 300

BURLINGTON, VT 05401

www.vtcommercial.com

Additional Information

UNIT 101

Size: 2,337 sf

11.5453% Limited
Common Area Interest:

CONDO COMPLEX

6 Units

22,916 sf total plus
basement area

TAXES:

\$6,789

IMPROVEMENTS:

- Metal Frame Building
- Brick veneer and hardy plank clapboard
- Insulated metal clad windows
- Architectural Shingle Roof
- Fully sprinkled
- Central gas fired HVAC System
- Ceiling mounted LED lighting in dropped ceiling.
- Carpeted flooring
- One private restroom in space and common restrooms in building
- Municipal Water/Sewer/Gas/Electric

Parking

79 exterior spaces shared in common

ZONING:

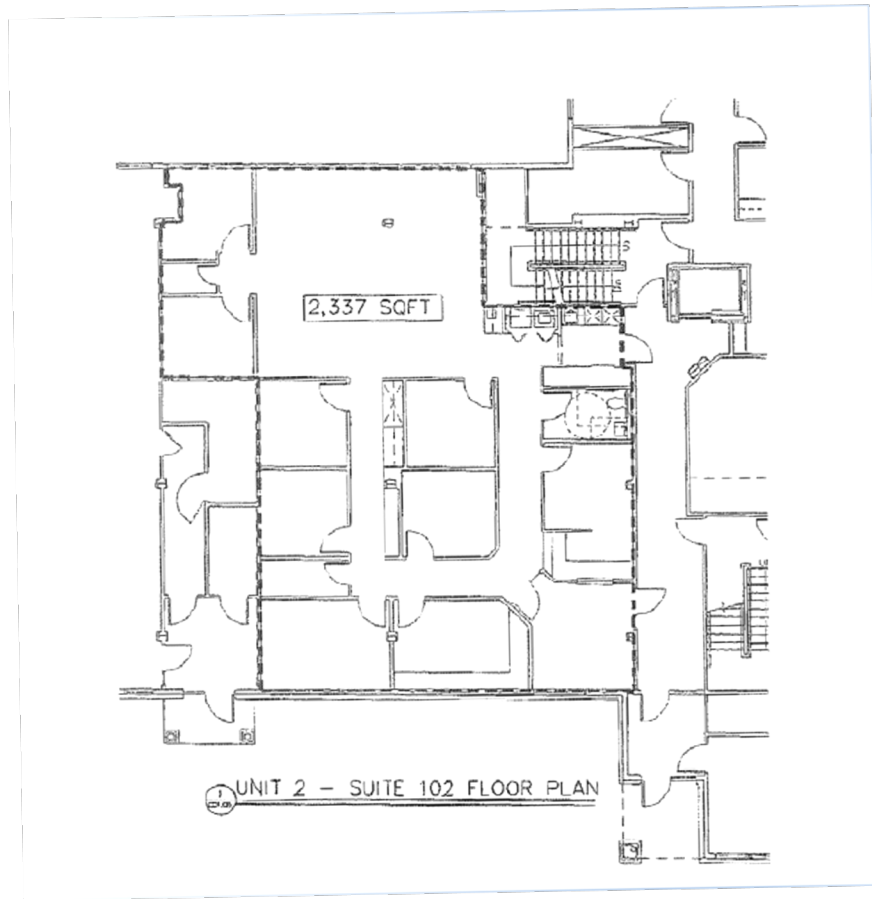
Business Park District allows for a variety of commercial uses including general office, finance services, educational, healthcare, personal care services, religious, & more.

AVAILABLE:

Immediately



277 Blair Park





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

