## FOR SALE

## SOUTH BURLINGTON, VERMONT 1.38 ACRE COMMERCIAL LOT IN A HIGH VISIBILITY LOCATION

625 Hinesburg Road, South Burlington, VT



- \* Unique opportunity at busy South Burlington intersection.
- \* Zoning allows multiple commercial and residential uses.
- \* Phase 2 Environmental Risk Assessment and Mitigation completed.
- \* This property is only minutes to Burlington's International Airport, The University of Vermont Campus and Medical Center, University Mall, Church Street Market Place, Maple Tree Place and Interstate 89.
- \* Possible uses include: Residential | Medical/Dental | General Office | Pharmacy | Restaurant | Bank | Church | Hotel

## SIZE:

1.38 +/- Acres

## ZONING:

Residential, Medical/Dental, General Office, Pharmacy, Restaurant, Bank, Church, Hotel

**PRICE:** \$995,000, current taxes are \$8,148.36

## **AVAILABLE:** Immediately

**PARKING:** Ample on-site

## LOCATION:

625 Hinesburg Road, South Burlington

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:

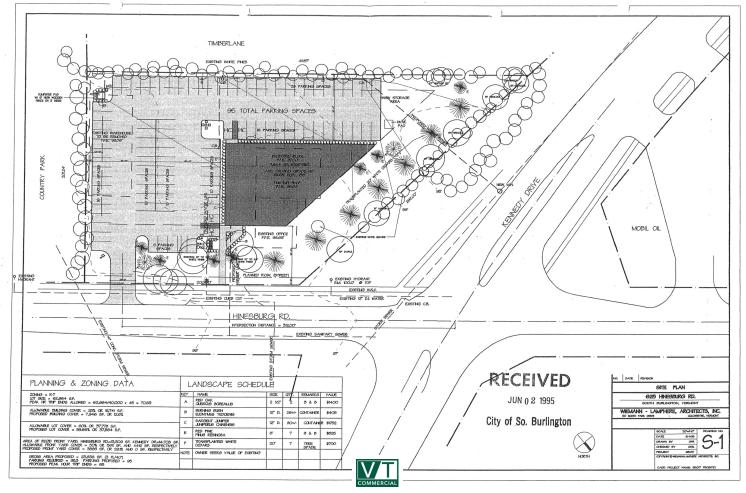
YVES BRADLEY

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RESIDENTIAL & INSTITUTIONAL DISTRICTS	IA(1)	PR	MC	R1	R2	R4	R7	R7- NC(2)	R12	E	QCP	SEQ- NRP	SEQ-	SEQ- NR/SEQ- NRN	SEQ-VR	SEQ- VC(2)
Residential Uses														ALLER		
Single-family dwelling				P	P	ס	P	PUD	PUD	P	σ	P	P	P	p	P
Two-family dwelling			1	PUD	φ	P	P	PUD	PUD	P	P		P	P	P	P
Multi-family dwelling				PUD	PUD	P	PUD	PUD	PUD		ĉ		ĺ	PUD	P	P
Accessory residential units	Please See Section 3.10 for Regulations	ection	3.10 fo	r Regulatio	ns							8 - 38				
Group home or Residential Care Home	0			P	P	Ρ	p	PUD	PUD	P	P	P	Ρ	P	P	P
Agricultural Uses				-												
Agricultural uses consistent with State-						Exemp	ot from loca	il regulat	Exempt from local regulation in all districts	stricts						
Single-family dwelling related to agriculture	P	Ρ	Ρ	P	Ρ	Р	P		Ρ			P	Ρ	Ρ	Ρ	P
			t													,
Additional dwellings for farm employees	٩	P	σ	0.	P	P	م		q			٩	o	ס	٩	σ
Public & Quasi-Public Uses												-				
Cemeteries	Conditional in all districts	in all di	stricts													
Community center	PUD	σ	P					9			c			P	P	σ
Congregate care, assisted living, or continuum of care facility						C-TO	C	C	C							
Cultural facility	PUD (11)															
Educational facility	PUD		Ρ			C								C	0	
Funeral homes, mortuaries, and						- 11		С	С							
crematoriums																
Group quarters	PUD (11)					-										
Hospice	PUD							P								
Municipal facility	C	C	P		-											
Parks	Permitted in all districts	all dist	tricts													
Personal instruction facility								P								P (6)
Place of worship	PUD (11)			P	P	P	P	P	P		٦	-		P	Ρ	P
Recreation paths	Permitted in all districts	all dist	tricts													
Social services	PUD			T			C-TO	C			Ì					
Commercial Uses												-				
Adult use			0===	=	-					-	1)	-				

South Burlington Land Development Regulations



APPENDIX C

## USES and DIMENSIONAL STANDARDS

_	Instit	Institutional					Residential	ontial					So	Southeast Quadrant	iadrant	
RESIDENTIAL & INSTITUTIONAL I	IA(1)		MU	R1	R2	R4	R7	R7- NC(2)	R12	z	QCP	SEQ-	SEQ-	SEQ- NR/SEQ- NRN	SEQ-VR	SEQ- VC(2)
Auto & motorcycle service and repair,																С
Bed and breakfast, min. 1 acre lot					1	n	C	C	C		0	n	n			C(3)
Family child care home, registered or				Ρ	σ	٩	Ρ	P	Ρ	σ	σ	Ρ	P	σ	P	P
Child care facility, licensed non-residential	C	C(12)	P(12)					P				P (4)				Ρ
Commercial greenhouse												C-ACC				
rking facility	N-PUD (11)		C													
	P(7)	P(6)	P(6)				P(6)	P(7)	P(7)			P(6)	P(6)	P(6)	P(6)	P(7)
Financial institution								P								
Golf course												C	C	0		
Limited Neighborhood Commercial						P	P	P	P					P	P	
	PUD (11)	C (10)					PUD-TO	P	PUD-TO							C
	PUD (11)						PUD-TO	Ρ	PUD-TO							C
iness service, principal use	N-PUD (7) (11)							P								P (6)
Pet Grooming								P								
orinting shops with accessory	N-PUD (11)															
Private providers of public services, including vehicle storage and maintenance			q													
Recreation facility, indoor	N-PUD (11)	P	Ρ				C	0	C							P (6)
Recreation facility, outdoor	N-PUD (11)	P	P				C		c							t
Y	PUD (11)															
Restaurant, short order	N-PUD (11)							C								
	N-PUD (11)							C								0
	N-PUD (7) (11)							P (7)								C (6)
Seasonal Mobile Food Unit																٦
Service station								0								
Waste transfer stations			C													



		S	Commercial 1	4		c	Other Commercial	nercial	Heavy	Heavy Commercial- Industrial		Airport	City Center FBC District
NON-RESIDENTIAL ZONING DISTRICTS	C1 R12	C1 R15	C1- AUTO	C1-AIR C1-LR	C1-LR	AR	WS	ō	2	ō	AIR	AIR-IND	
Residential Uses			2										
Single-family dwelling					PUD	P	Ρ	q					
Two-family dwelling					PUD	P	Ρ						
Multi-family dwelling	PUD	PUD	PUD		PUD	PUD	PUD		PUD				
Accessory residential units	Please so	Please see Section 3.10 for regulations	3.10 for	regulatio	ons								
Group home or Residential Care Home					PUD	P	P	Ρ					
Agricultural Uses				Ľ1	xempt fr	om loca	l regulat	Exempt from local regulation in all districts	l districts				
Public & Quasi-Public Uses													
Cemeteries	Conditio	Conditional in all districts	districts										
Community center	P	q	P			P	P	PUD	ס				
Congregate care, assisted living, or continuum of care facility	C	C				С	C		n				
Cultural facility	P	Ρ	P										
Educational facility	PUD	PUD				0	С		C				
Educational support facilities	PUD(5)	PUD(5)											
Food Hub	P(7)	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)	P(7)	P(7)	P(7)			
Funeral homes, mortuaries, and crematoriums	C	С	С	С	С	C	0	С	C	С			
Hospice	P	Ρ	-		p	P	P		Ρ				
Municipal facility	P	P								P	C	C	
Parks	Permitte	Permitted in all districts	stricts										
Personal instruction facility	Ρ	Ρ		Ρ	Ρ	P	P	σ	P	P	P	Р	
Place of worship	Ρ	P	P	P	P	P	Ρ		P		P-ACC		
Recreation paths	Permitte	Permitted in all districts	stricts						i a		5		
Skilled nursing facility	C	С			C	n	C		C				
Social services	C	С		C	C	C	C		С				
Commercial & Industrial Uses													
Adult use													

USES and DIMENSIONAL STANDARDS



# USES and DIMENSIONAL STANDARDS

		S	Commercial 1	4			Other Commercial	nercial	Heavy	Heavy Commercial- Industrial		Airport	City Center FBC District
NON-RESIDENTIAL ZONING DISTRICTS	C1 R12	C1 R15	C1- AUTO	C1-AIR C1-LR	C1-LR	AR	WS	ō	ß	C	AIR	AIR-IND	
Agriculture & construction equipment sales, service & rental									P	q			
Airport Uses											P	σ	
er	n	n						Ρ					
ion studio	P	Ρ	Ρ			P	P		P				
Auto & motorcycle sales			P						P	Ρ			
Auto & motorcycle service & repair			σ						P	σ			
Auto rental, with private accessory car wash &				Ρ					٩	σ	Ρ	σ	
fueling													
Bed & breakfast						0	0						
Cannabis dispensary (dispensing only)	P	Ρ	σ	P			σ		σ	P-TO			
Cannabis dispensary (cultivation only)								Ρ		P			
Car wash									P				
Child care facility, licensed non-residential	Ρ	Ρ	P	Ρ	Ρ	P	P	Ρ	σ	P			
Commercial greenhouse								PUD	σ	ס			
erinary hospital and pet day	С	С		Ρ	3.3			Ρ	P	P			3
care													le 8
Commercial or public parking facility	C	c	C	C	С				C	C	C	C	tic
Contractor or building trade facility								P	P	P		P	e Ar
Distribution and related storage, with >15% of GFA						C			P	Ρ		P	See
in office or other principal permitted use by same													
tenant													
Drive-through bank	PUD	PUD	PUD	PUD					PUD				
Equipment service, repair & rental									P	P			
Family child care home, registered or licensed					Р	P	Ρ	P					
	Р	σ	P	Ρ	Ρ			ACC	P	P			
Flight instruction				Ρ							P	q	
	PUD	PUD	PUD	C	C		C		C				
Hotel, extended stay	PUD	PUD		Ċ	C		C		C				
Indoor theater	þ	P	φ										



# USES and DIMENSIONAL STANDARDS

		8	Commercial 1	1		0	Other Commercial	nercial	Heavy	Heavy Commercial- Industrial		Airport
NON-RESIDENTIAL ZONING DISTRICTS	C1 R12	C1 R15	C1- AUTO	C1-AIR	C1-LR	AR	WS	ō	ß	IC	AIR	AIR-IND
Indoor vehicle storage, maximum 10,000 square feet										P-ACC		
Junk yard												
Light manufacturing						PUD		PUD	ס	Ρ	Ρ	P
Lumber and contractor's yard									P	P		P
Manufacturing & assembly from previously	Р	P	σ	P	P			PUD	P	P	Ρ	P
prepared materials & components												
Mobile home, RV and boat sales, repair & service									Ρ	סי		
Motor freight terminal										C		P
Office, general	p	Ρ	P	P	P	P	P	PUD	P	P		P
Office, medical	P	Ρ	Ρ	Ρ	Ρ	P	Ρ	PUD-TO	P	P-TO		
Personal or business service	q	Ρ	Ρ	Ρ	P(7)	P	P	P (7)	P	Ρ		
Pet grooming	q	Ρ	Ρ	P	P	Ρ	P		P	P		
Photocopy & printing shops, with accessory retail	q	Ρ	Р	σ	Ρ	P	Ρ	P-ACC	P	q		
Printing & binding production facilities						C		P	σ	P		Ρ
Private providers of public services, including									P	P	P	P
vehicle storage and maintenance												
Processing and storage						P		Ρ	P	P	P	P
Radio & television studio	P	P	P			С	Ρ	q	P	P		
Recreation facility, indoor	P	p	P	Ρ	P	P	Ρ	P-ACC	P	P		
Recreation facility, outdoor	С	С	C	С	C	C	C		C	C		
Research facility or laboratory	P	P	Ρ	Ρ	Ρ	P	Ρ	q	P	Ρ		P
Restaurant, short order	P	P	Ρ	Ρ	P	P-ACC	P-ACC	P-ACC	P	P-ACC	P-ACC	
Restaurant, standard	P	Ρ	Ρ	Ρ	Ρ	P	P		P		P-ACC	
	P (8)	σ	Ρ	P(8)	P (7)	P (7)	P (7)	P (7)	P (9)	P (8)	P-ACC	
Retail warehouse outlet									P	P		
Sale, rental & repair of aircraft & related parts											P	Р
Seasonal Mobile Food Unit	Р	Ρ	P	Ρ	Ρ	P	σ		P	P		



	2								}			
NON-RESIDENTIAL ZONING DISTRICTS		2 C1 R15	5 C1- AUTO		C1-AIR C1-LR	AR	WS	ō	Ω	IC	AIK	AIR-IND
Self-storage	_		_						ק	ACC, P- Non-TO		
Service station						0			0			
Shopping center	C	C										
Taverns, night clubs & private clubs	9	P	P	P	σ	_	P		P	U.		
Transportation services									٩	Ρ		
Warehousing & distribution				C		C				Ρ		Ρ
Wholesale establishments	-					C	С	_	P	P		Ρ
Key and Notes to the Table above: P = Permitted C = Conditional Use												
<ol> <li>"N" refers to the Institutional-Agricultural North sub-district.</li> <li>R7 and SEQ-VC as classified as non-residential zoning districts, but are included in this table for purposes</li> <li>No minimum lot size for bed &amp; breakfast in the SEQ-VC district</li> </ol>	PUD = ACC =	Allowab	PUD = Allowable within a Planned Unit Development ACC = Allowable as an accessory use	ı Planned cessory u	l Unit De Jse	velopm	ent	TO = All Non-TO	owable o = Allowabl	hly in the Tr only outside	ansit Ove of the Tr	TO = Allowable only in the Transit Overlay District Non-TO = Allowable only outside of the Transit Overlay District
(4) Permitted within a structure existing and approved for use as an 'educational facility' as of July 1, 2013. The structure existing as of July 1, 2013, may be expanded, enlarged or extended by an area that does not exceed 20% of its Gross Floor Area.	PUD = ACC = al North sub-d ential zoning c in the SEQ-V(	Allowabi Allowabi Alistrict. districts, I	e within a e as an ac but are in	Planned cessory u cluded in	l Unit De Jse I this tabl	velopm: e for pu		TO = All Non-TO of efficiency	owable o = Allowabl	nly in the Tr ≥ only outside	ansit Ove 9 of the Tr	:rlay District ansit Overlay
(5) Educational support facilities in C1 are subject to the dimensional standards of the IA-North District. See (6) Use is limited to 3,000 SF GFA per tenant with a maximum 9,000 SF GFA total footprint for the building. T	PUD = ACC = al North sub-d ential zoning c in the SEQ-V( 1 approved for not exceed 20 not exceed 20 not exceed 20 t with a maxin	Allowabl Allowabl Alistrict. districts, I C district C district C district C district G district C district C district G district C	e within a e as an ac but are in out are in n 'educat iross Floo nal standa	r Planned cessory u cluded in cluded in cluded facil ronal facil r Area. r Area. total foot	I Unit De Jse this tabl this tabl lity' as of lity' as of	velopm e for pu f July 1, th Distri	ent Irposes of 2013. The 2013. The ct. See A	TO = All Non-TO of efficiency he structure Article 7. enants shall	existing a	hly in the Tr e only outside s of July 1, 2	ansit Ove 9 of the Tr 2013, ma	TO = Allowable only in the Transit Overlay District Non-TO = Allowable only outside of the Transit Overlay Distric of efficiency he structure existing as of July 1, 2013, may be expanded, Article 7. enants shall have separate entries from one another and no
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<ul> <li>(5) Educational support facilities in C1 are subject to the dimensional standards of the IA-North District. See <i>J</i></li> <li>(6) Use is limited to 3,000 SF GFA per tenant with a maximum 9,000 SF GFA total footprint for the building. Te direct passageways from one to another.</li> <li>(7) Use is limited to 5,000 SF GFA per tenant with a maximum 15,000 SF GFA total footprint for the building. T direct passageways from one to another.</li> <li>(8) Use is limited to 15,000 SF GFA per tenant with a maximum 25,000 SF GFA total footprint for the building.</li> </ul>	PUD = ACC = al North sub-d ential zoning c in the SEQ-V0 1 approved for not exceed 20 not exceed 20 subject to the c ubject to the c with a maxin t with a maxin	Allowabl Allowabl district. districts, I C district C district C district r use as a r use as a r use as a l% of its 6 dimension num 9,00 num 15,0	e as an ac e as an ac but are in out are in ross Floo nal standa 0 SF GFA 00 SF GF/	r Planned cessory u cluded in cluded in cluded facil ional facil r Area. r Area. r Area. r Area. total foot	J Unit De Jse this tabl this tabl lity' as of e IA-Nord tprint for tprint for otprint f	velopm e for pu f July 1, f July 1 th Distri th Distri the bui		TO = All Non-TO f efficiency e structure e structure rticle 7. nants shall enants shal	= Allowable o = Allowabl existing a have sep have sep	Ily in the Tr only outside s of July 1, 2 arate entries parate entrie	ansit Ove 9 of the Tr 2013, ma 2013, ma 2013, ma 2013, ma	TO = Allowable only in the Transit Overlay District Non-TO = Allowable only outside of the Transit Overlay District f efficiency e structure existing as of July 1, 2013, may be expanded, Article 7. Article 7. Inants shall have separate entries from one another and no enants shall have separate entries from one another and no Tenants shall have separate entries from one another and no
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USES and DIMENSIONAL STANDARDS





## 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

<u>I / We Acknowled</u> <u>Receipt of This Disc</u>		This form has been presented to you by:	
Printed Name of Consumer		Printed Name of Real Estate Brokerage Firn	n
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		