



COMMERCIAL

Real Estate
Business Brokerage

EXCLUSIVELY LISTED FOR SALE



Solicitation for Offers: 135 Allen Brook Lane Williston, Vermont

Free-standing 8,127 square foot 1 1/2 story office building located in an attractive pastoral setting; Just off Route 2/Williston Road in close proximity to Taft Corners and Interstate 89; Close to all area amenities!

Tremendous redevelopment opportunity!!!

Well suited as investment vehicle or owner occupancy!

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Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to sell.

Executive Summary:

The Stern Center for Language and Learning has contracted exclusively with V/T Commercial to assist in the sale of its former facility, which it outgrew a few years ago.

This beautiful property provides a unique opportunity for redevelopment, reuse, owner occupancy, or other investment vehicles.

Property Description:

Located in a picturesque portion of Williston, Vermont, and a short drive to the fastest growing commercial area in the state, 135 Allen Brook Lane features an architecturally designed commercial building in a cohesive and well planned business park.

The property is part the Taft Farms Commercial Center association and includes 12.33+/- acres of common land. Built in 1994, the building includes 8,127 sf on 1 1/2 stories. First floor space consists of 6,087 sf of finished floor area including reception area, multiple private offices, multi-purpose activity room, three bathrooms, and a kitchen/break area. The second floor has a partial dormer and is accessed by two interior stairwells and a 2-stop handicap lift. The offices on this floor are bisected by a hallway, and also include a kitchenette and bathroom. Municipal zoning is mixed use residential which includes a variety of commercial uses including the former educational adaption of the property. Paved parking for 40 vehicles is provided directly on site. The property is serviced by municipal sewer & water, natural gas, and Green Mountain Power. The building is accessed by a paved, municipally maintained two lane road. Excellent accessibility and exposure are provided.

Bid Process:

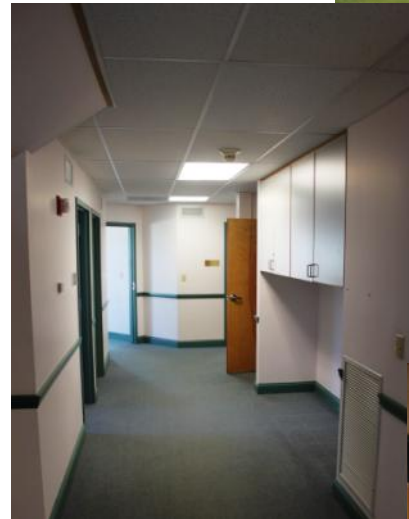
Proposals to purchase the property are being accepted until October 17, 2014. There is no formal "asking price," however, all offers will be considered. Review of offers will give consideration to the following criteria:

Price, terms, use, contingencies to closing, timing. This offering is subject to errors & omission, change or withdrawal without notice. Seller reserves the right to accept or reject any offer for any reason.



Salient Property Information

- Poured concrete foundation
- Wood frame construction
- Vinyl siding with decorative shingles
- Asphalt shingle roof, partially replaced in 2009
- Insulated double hung operable windows
- Gas hot air heat, and full HVAC. Two new systems installed in 2009
- Small rear deck and partially enclosed area off ground floor kitchen/break room
- Copper/PVC plumbing, ADA compliant restrooms
- Floor coverings include wall-to-wall carpeting, ceramic tile, and vinyl tile
- Ceilings are 2'x4' suspended tile
- Florescent lighting
- Significant interior glazing including numerous transom lights for interior offices
- Association dues \$2,000+ per year
- Tax parcel id# 08160 019020
- Assessed value = \$726,530 @ 95.39% equalization rate = \$761,642
- Property taxes = \$13,500.36
- 2011 MAI commercial appraisal = \$895,000
- Copies of association documents are available upon request



Disclaimer:

This offer to sell is subject to errors and omissions and change without notice. The acceptance of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All buyers are encouraged to seek professional advice and perform their own due diligence.

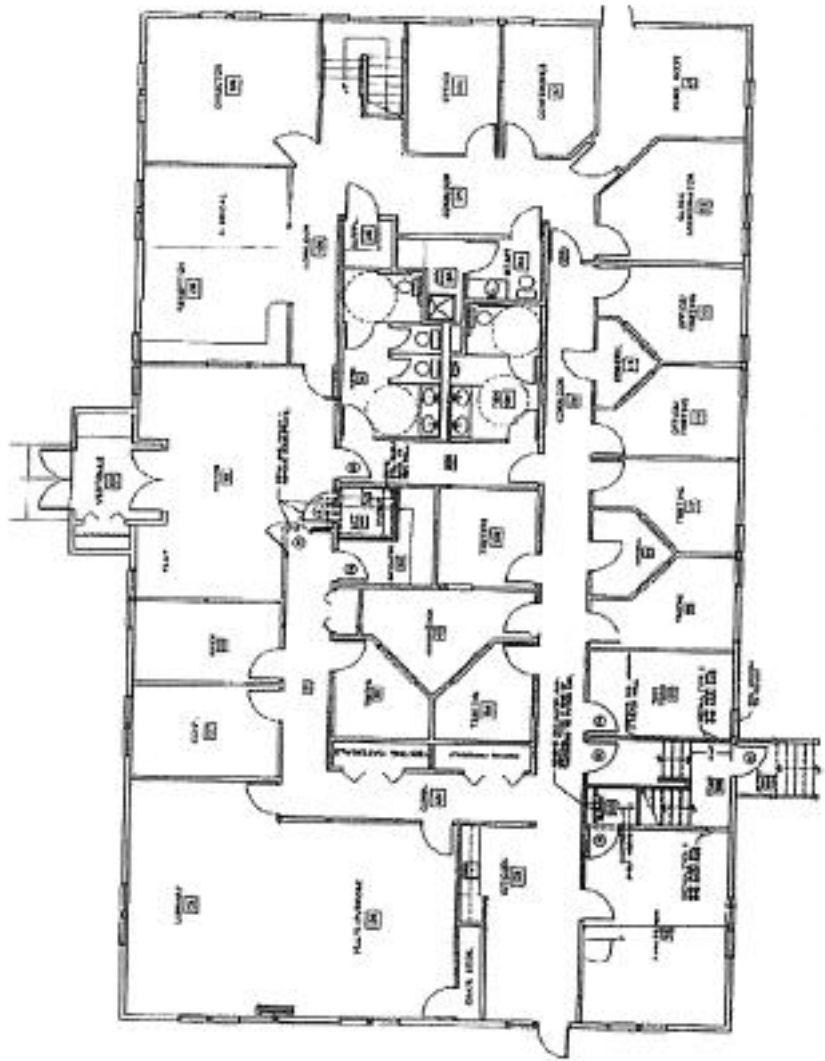
To arrange for a comprehensive property tour, please see below.

Contact Information:

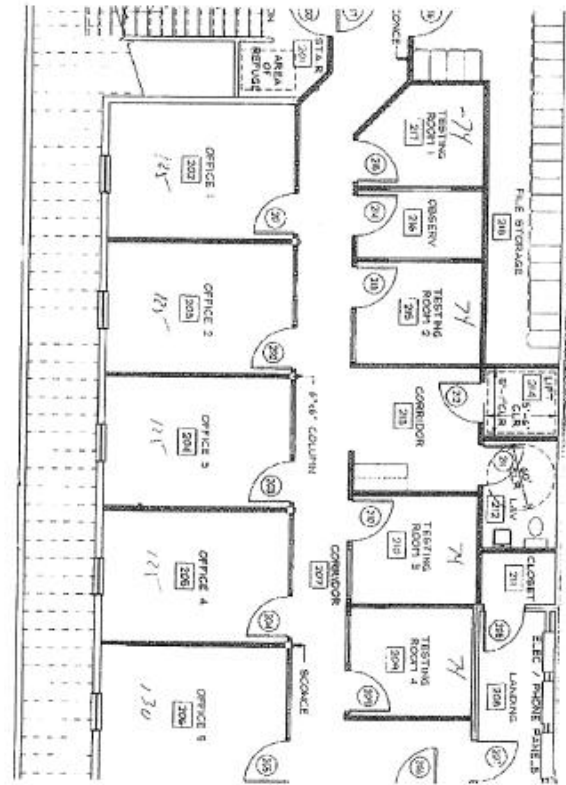
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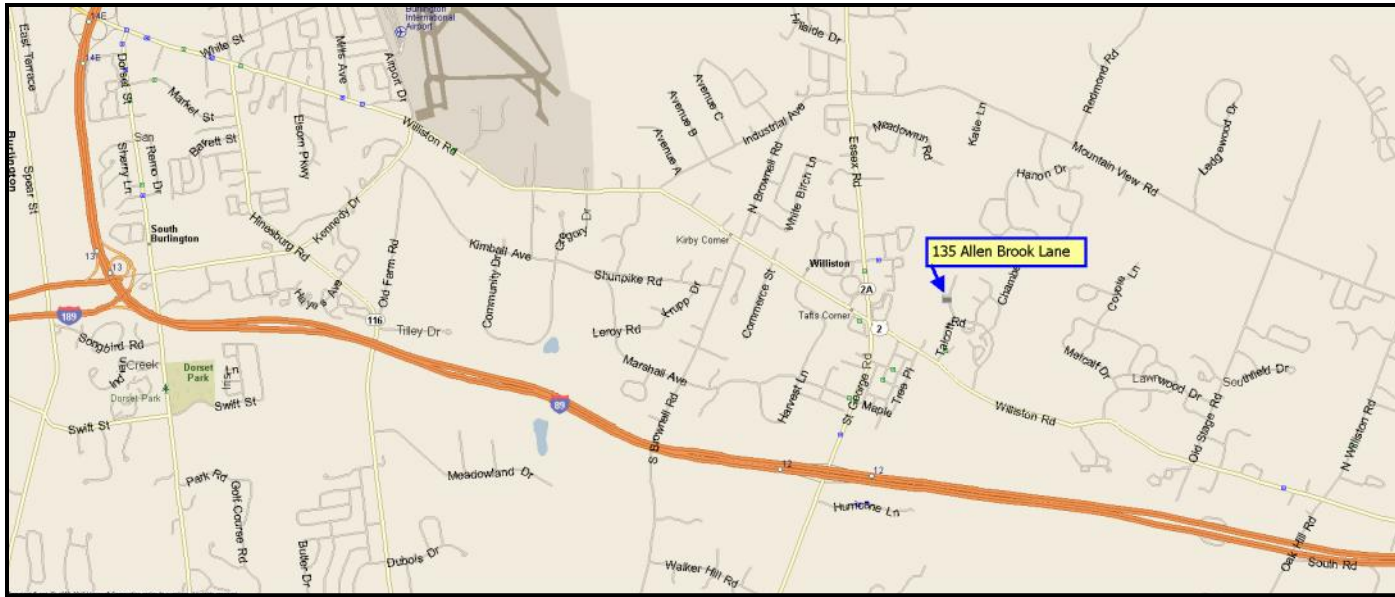




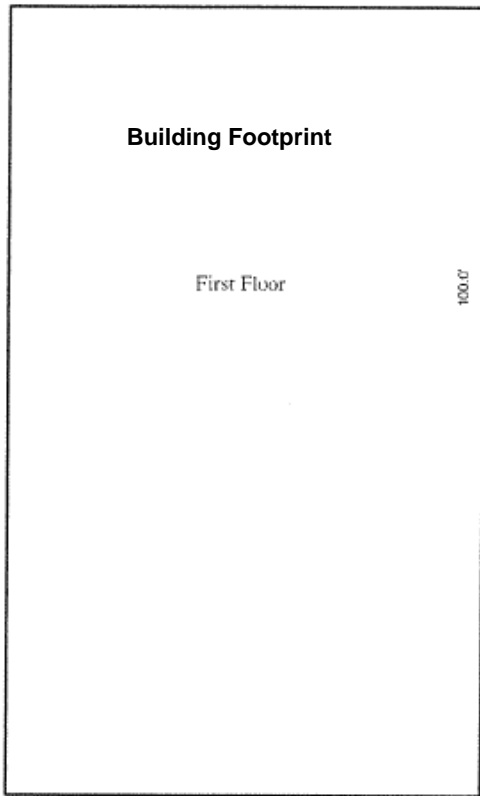
First Floor Plan



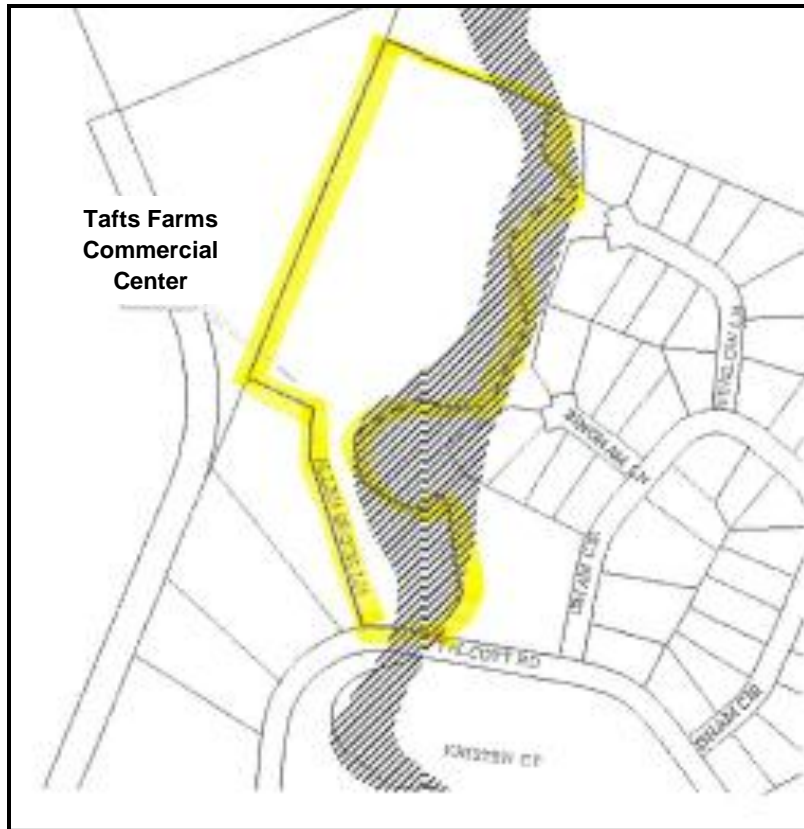
Second Floor Plan



60.0'



60.0'



**Taft's Farms
Commercial
Center**



**VERMONT REQUIRED
CONSUMER INFORMATION DISCLOSURE**
(This is Not a Contract)



**The Consumer's choices in Buying and Selling
Real Estate in the State of Vermont**

Vermont law allows for different types of brokerage services to be provided to Buyers and Sellers by REALTORS®. You have the right to decide whether you want to be represented in a real estate transaction as a Client of a REALTOR® or to be an unrepresented Customer.

**Right Now
You Are A
Customer**

Vermont law requires all Real Estate Brokerage Firms and their agents meet certain basic standards when dealing with a Buyer or Seller. All REALTORS®

you deal with must observe the following practices whether you are a Client or a Customer of the REALTOR®:

- ▶ To disclose all material facts pertaining to the property that are known by the REALTOR®;
- ▶ To treat both the Buyer and Seller fairly and not knowingly distribute inaccurate information about the property;
- ▶ To account for all money and property received from or on behalf of the Buyer or Seller; and
- ▶ To comply with state and federal laws related to Real Estate Brokerage activity.

A Real Estate Firm may not act as an agent for both a Seller Client and Buyer Client in the same transaction, except as a limited agent with the informed, written consent of all parties. An unrepresented Buyer may, however, deal with the Real Estate Firm representing the Seller as a Customer or obtain his/her own representation.

If the Real Estate Firm is representing the Seller, a Buyer Customer should not offer or disclose information that he/she would not want conveyed to the Seller. If the Real Estate Firm is representing the Buyer, the Seller Customer should not offer or disclose information that he/she would not want conveyed to the Buyer.

**Remember -
Unless you enter into a written agreement
for agency representation, you are a
CUSTOMER—not a CLIENT.**

**You May
Become
A Client**

If you want a REALTOR® to represent you, you will need to enter into a written Listing Agreement as a Seller or a written Buyer Representation Agreement as a Buyer. Once you sign an agreement, you become a Client, not a Customer. As a Client, the Real Estate Firm will provide you with the following services in addition to the basic obligations previously listed:

- ▶ To perform the terms of a written Listing Agreement or Buyer Representation Agreement with reasonable skill and care;
- ▶ To promote your best interests:
 - For **Seller** Clients this means the Real Estate Firm will put the Seller's interests first and negotiate for the best price and terms for the Seller.
 - For **Buyer** Clients this means the Real Estate Firm will put the Buyer's interests first and negotiate for the best price and terms for the Buyer.
- ▶ To maintain the confidentiality of client information, including bargaining information.

There is no requirement that you must be represented by a REALTOR® in the sale or purchase of property.

This is Not a Contract

Consumer Disclosure must occur prior to a REALTOR® listing a property, showing a property, or entering into a buyer representation agreement.

I/We confirm receipt of a copy of this disclosure as required by the Vermont Real Estate Commission and understand the options available to me/us as a Consumer:

Signature _____ Date _____
Print Name _____

Signature _____ Date _____
Print Name _____

Address _____

Provided by: _____ Date _____
REALTOR®

Name of Real Estate Brokerage Firm _____

Address _____

Phone _____