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Harrington House Property 5059 Shelburne Road Shelburne, Vermont

Redevelopment Opportunity in the Heart of Shelburne Village

- Close to 22 acres with tremendous visibility at the entrance to town
 - 375'+/- frontage on US Route 7
- 200+ year old 3,489 square foot farmhouse plus detached two-story barn
 - Village District Zoning allowing a wide variety of uses
 - Municipal water and sewer

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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:

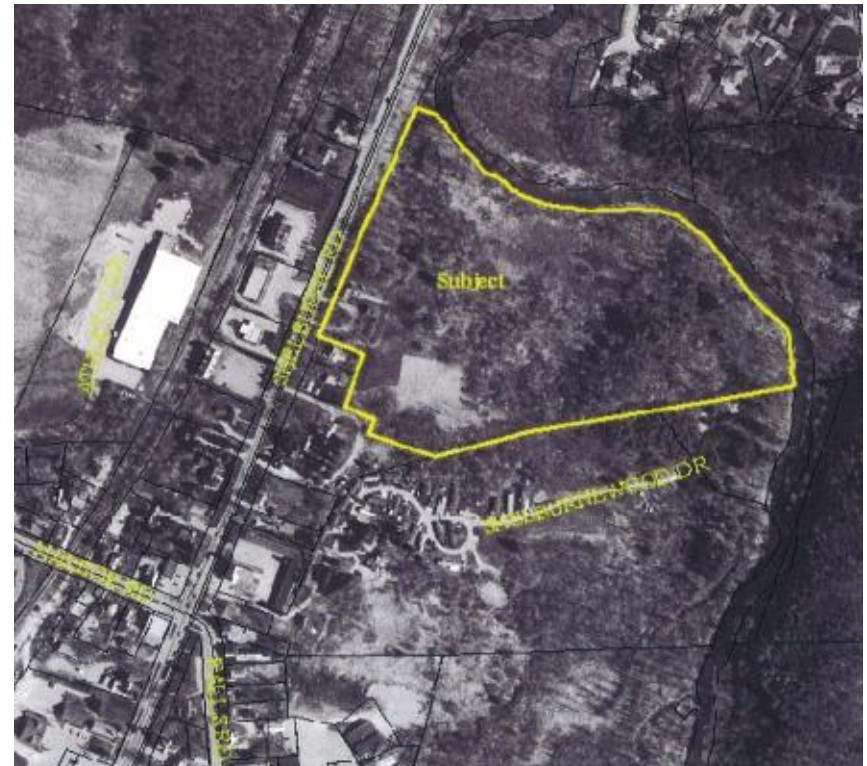
As exclusive agents, V/T Commercial and Lang McLaughry Spera Real Estate have been retained to assist in the disposition of this prime US Route 7 property in the heart of historic Shelburne Village. The property's location, at the northeast corner of the Village, allows for tremendous exposure and access to area amenities and transportation. Potential conversion of the existing farmhouse structure to commercial applications and possible residential or commercial development on the remaining undeveloped land to the rear/east make this site a rare and attractive opportunity. This is virtually the only site in the Village with Route 7 access/visibility and with significant development capacity.

Harrington House Property



Zoning Summary:

- Village District
- Permitted uses include single & two family dwellings, Planned Residential Development with multi-family or elderly housing, churches, public & private schools, accessory uses, daycare, bed & breakfast
- Conditional uses include rooming & boarding houses, business or professional offices, bank & financial institutions, retail, personal service businesses, community care homes, medical or dental offices, food service, hotel or motel, daycare
- Building coverage is 20%, and the site qualifies for a Planned Unit Development with a mixed use density bonus based upon affordable housing creation, open space conservation, and/or exceptional design.



Property Summary:

Site:

- 21.69+/- acres, of which 8.25 acres are usable, 375' front-age along US Route 7
- Level to sloping topography, with developable acreage primarily flat and open
- Municipal water and sewer

Buildings:

- 3,489+/- square foot single family home, 200+/- years old
- Stone and poured concrete foundation; timber frame & wood construction
- Gas hot air (2 year old furnace)
- Plaster & sheetrock walls and ceiling
- Plumbing is copper, cast iron, and PVC
- Flooring is wide board, hard wood, carpet, vinyl, and vinyl tile
- New metal roof
- 6+ bedrooms, kitchen, 2 living rooms, study, pantry, 3 bathrooms, storage, 2-story attached shed
- Detached two-story timber frame barn, 24.5' x 39'; stone foundation, asphalt shingle roof, no heat or plumbing
- Property taxes \$8,753



Farmhouse with attached shed



Detached Barn

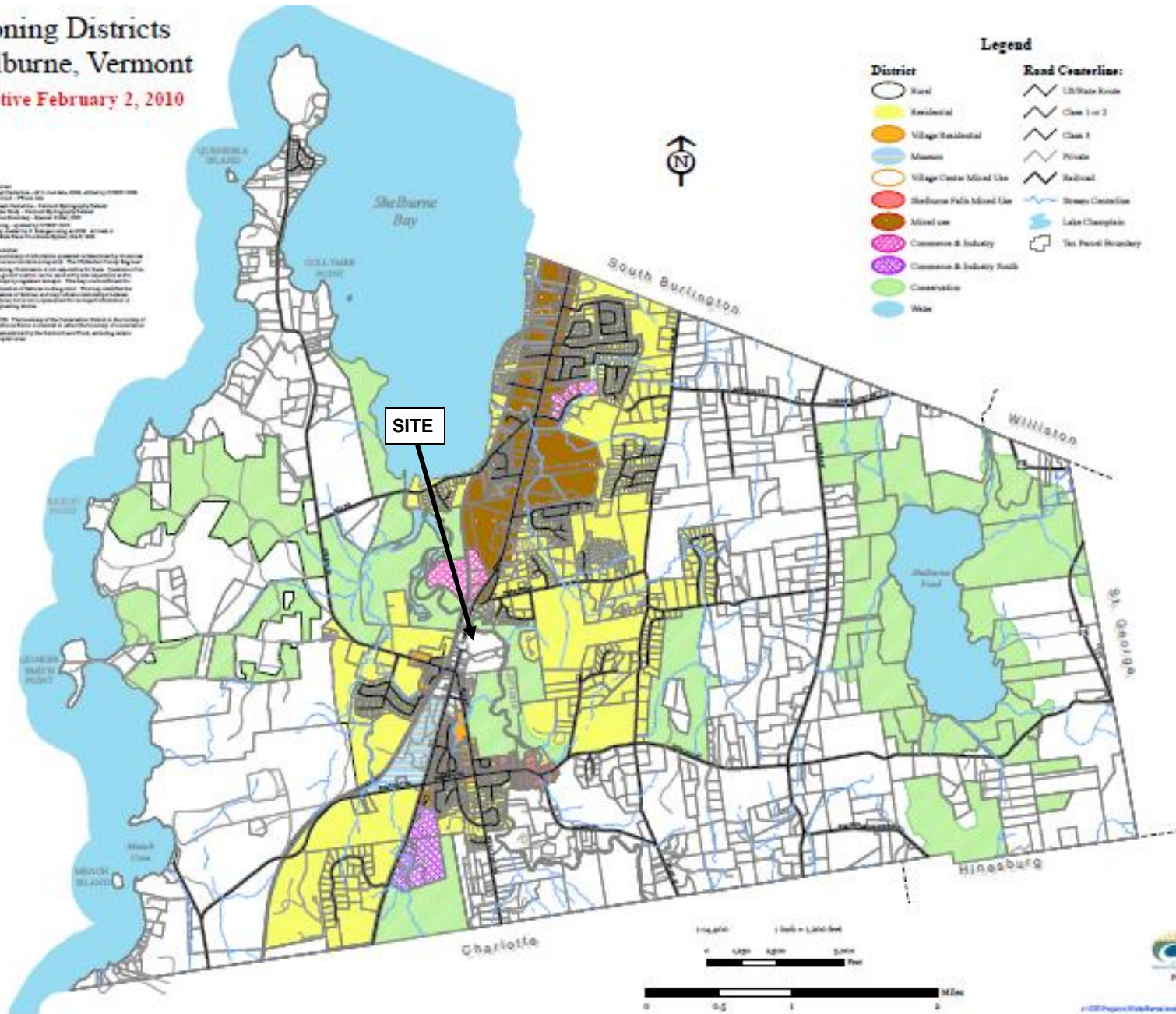
Zoning Districts Shelburne, Vermont

Effective February 2, 2010

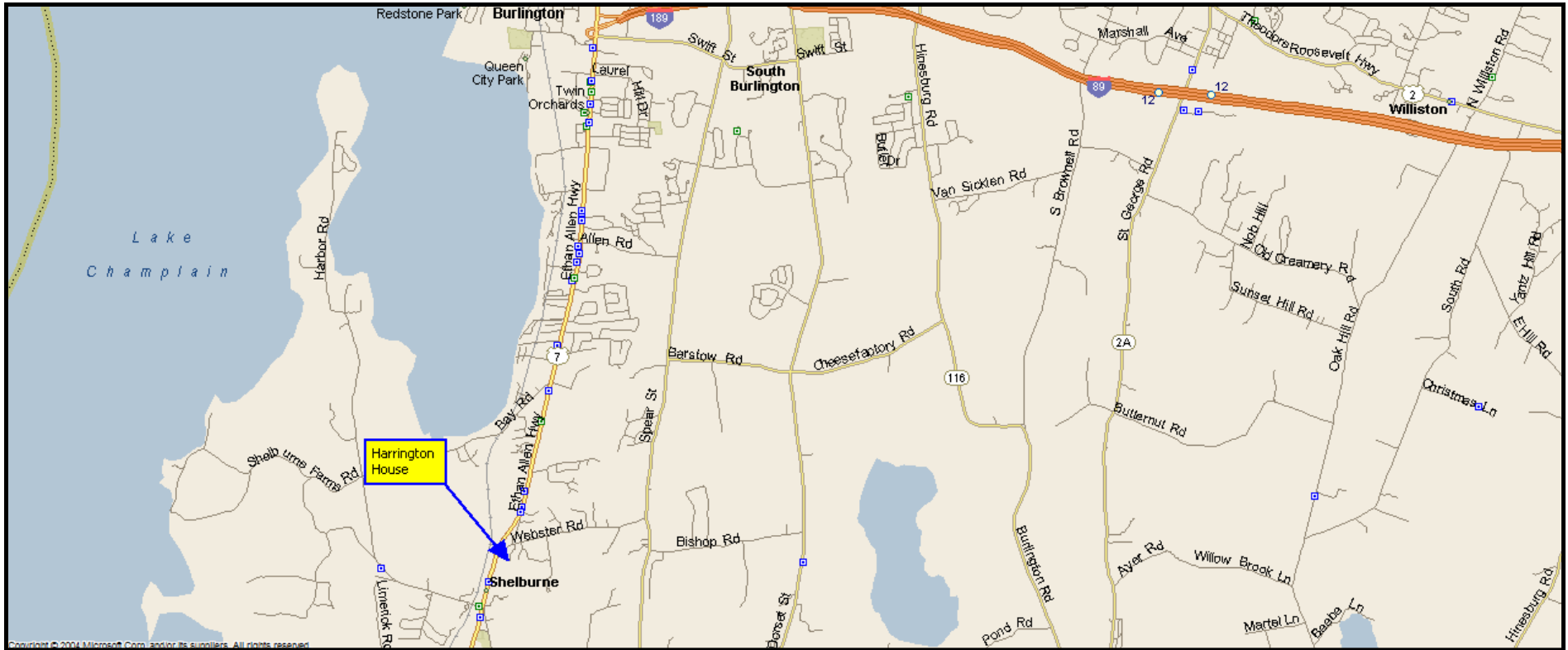
Notes:
 1. This map is a general representation of the zoning districts in Shelburne, Vermont. It is not intended to be used as a legal document. For more information, please contact the Planning Department at 802.249.2200.
 2. The map is based on the zoning ordinance as of February 2, 2010.
 3. The map is not a survey and should not be used for legal purposes.
 4. The map is not a guarantee of accuracy and should not be used for legal purposes.

Disclaimer:
 The Planning Department of Shelburne, Vermont, is not responsible for any errors or omissions on this map. The Planning Department is not a professional engineering or architectural firm and does not provide professional services. The map is provided for informational purposes only and should not be used for legal purposes.

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February 15, 2010
www.shelburne.org



Listed Price:

This unique investment and development property is listed exclusively for sale at \$1,300,000. A comprehensive tour of the property and additional details may be arranged through contacting Tony Blake at 802-864-2000.

All information contained herein is believed accurate but is not warranted by V/T Commercial. This is not a legally binding offer to sell. This offering is subject to errors, omissions, change or withdrawal without notice.