



COMMERCIAL

Real Estate
Business Brokerage

Exclusively Listed for Sale



Kennedy Drive Professional Center 620 Hinesburg Road, South Burlington, Vermont

Seven professional condominium units, collectively totaling 16,893+/- square feet.
Superior Chittenden County location! Great investment and/or owner occupied
opportunity in a Class A environment!

Tony Blake x 13
Averill Cook x 15

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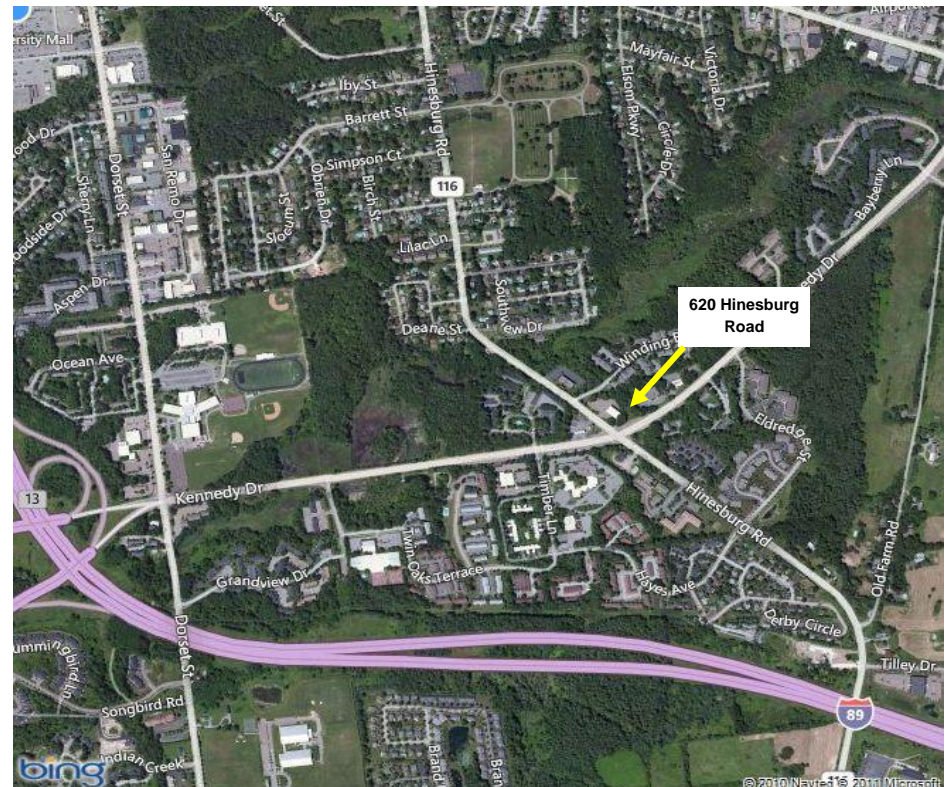
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186 College Street
Burlington, Vermont 05401

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

Property Description Summary:

Floor Area of Units:	16,893+/- sf total (see breakdown)
Gross Building Area:	20,180+/- sf including non-owned units
Site:	1.44 common acres
Frontage:	375.27' on Hinesburg Road 138.23' on Kennedy Drive
Access:	Curb cut on Hinesburg Road
Year Built:	1988
Foundation:	Full slab on frost wall with a 20' x 22' basement area in SE corner
Frame:	Masonry (brick)
Exterior Walls:	Brick
Windows:	Aluminum frame sliders
Roof Cover:	Flat rubber membrane
Heating:	Natural gas hot air
Electrical:	600 volt Three phase
Services:	Municipal water & sewer Phone, electric, & natural gas
Parking:	Paved for 73 vehicles
Zoning:	Residential 7—Neighborhood Commercial (R7-NC)



Unit Summary:

<u>Unit & Floor:</u>	<u>Net SF:</u>	<u>Gross SF:</u>	<u>Assessment (@ 96.23%):</u>	<u>Property Taxes:</u>
1A, 1st floor	2,501	2,991	\$ 344,400	\$ 6,186.81
1B, 1st floor	2,957	3,536	\$ 403,600	\$ 7,250.25
2A, 2nd floor	1,080	1,292	\$ 150,500	\$ 2,703.57
2A-1, 2nd floor	1,191	1,424	\$ 167,600	\$ 3,010.77
2B, 2nd floor	3,455	4,133	\$ 474,700	\$ 8,527.50
3C, 3rd floor	1,861	2,226	\$ 259,300	\$ 4,658.07
3D, 3rd floor	<u>1,079</u>	<u>1,291</u>	<u>\$ 147,200</u>	<u>\$ 2,644.29</u>
	14,124+/- sf	16,893+/- sf	\$1,947,300	\$34,981.26

Unit 1B is leased to Vermont Open MRI, LLC through July 31, 2012 with one five-year option to renew. Current rent is \$10.61/sf NNN, with an increase to \$12.54/sf NNN during the renewal. The balance of the units are vacant.

Zoning Summary:

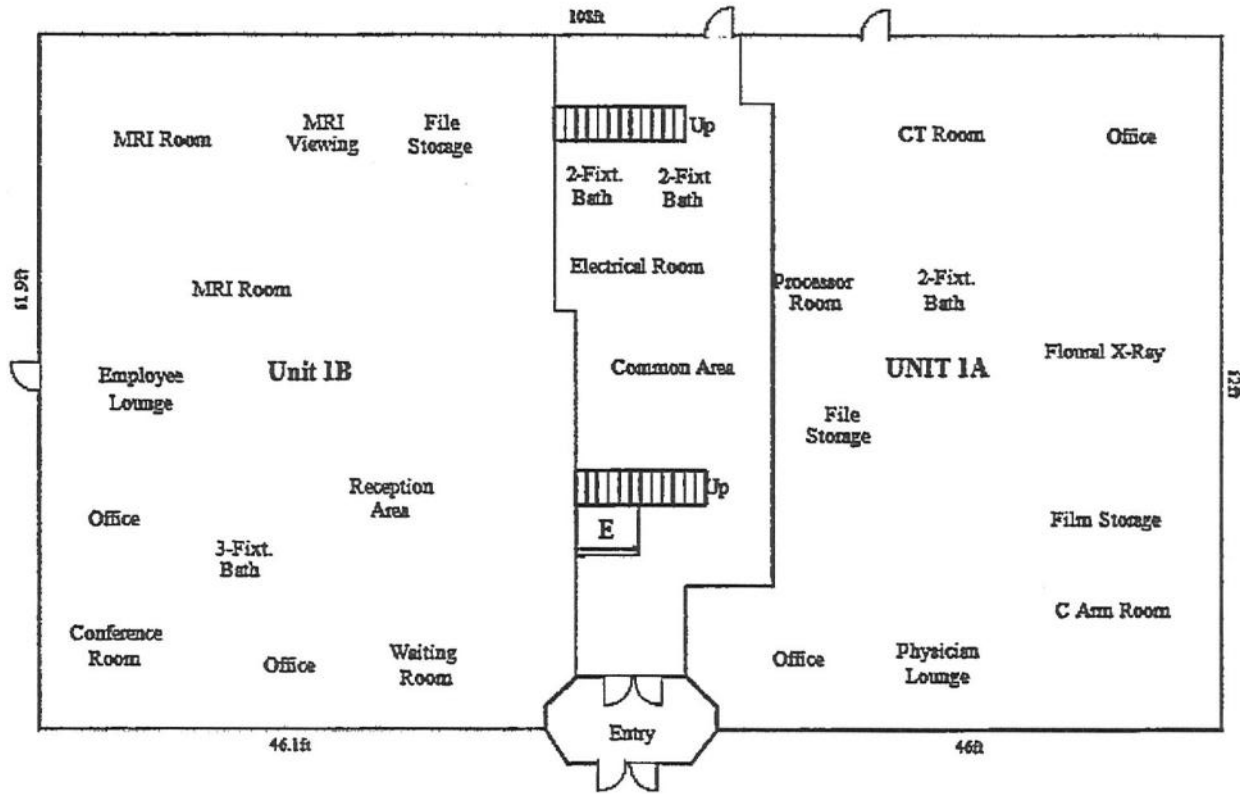
Permitted Uses: Community center, hospice, personal instruction facility, child care, convenience store, financial institution, general office, medical office, personal or business service, pet grooming, retail food

Conditional Uses: Congregate care, assisted living, funeral homes, place of worship, social services, medical/dental/optical clinic, indoor recreation , restaurant, service station

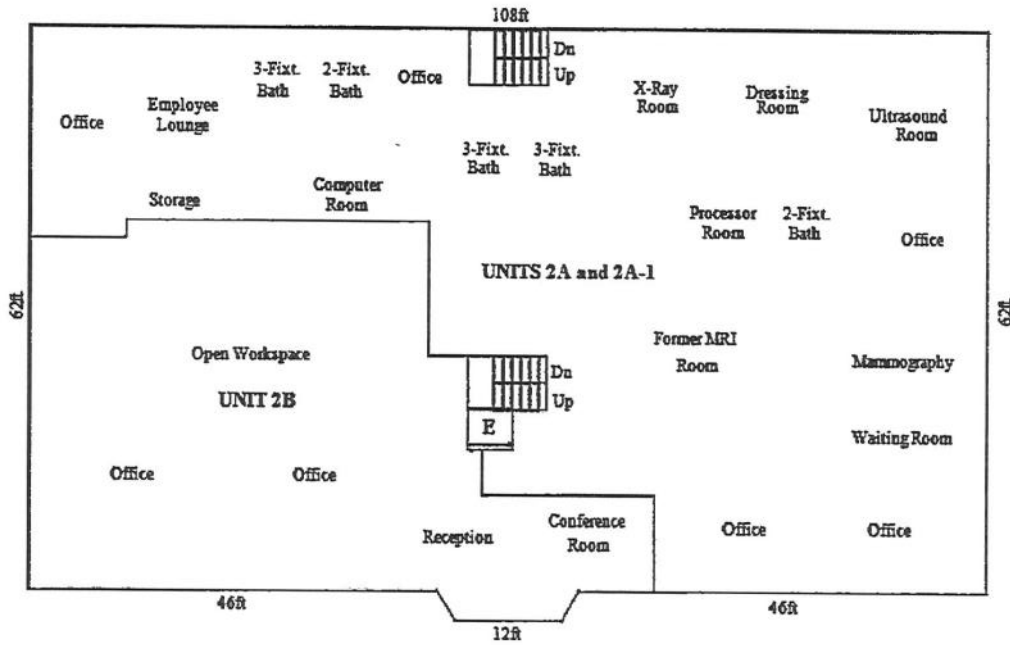
Current use is in compliance and conformance with municipal regulations.



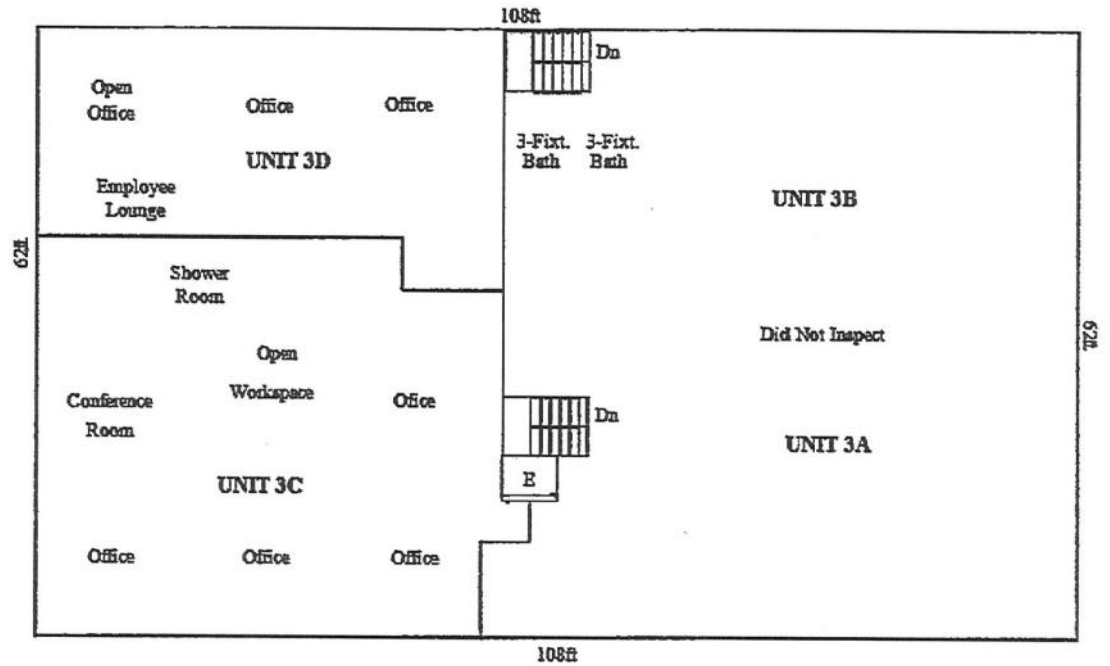
Unit Plans (specific floor plans are available)



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Listed Price:

This property is exclusively listed for sale at \$2,700,000

This is a rare opportunity to acquire Class A commercial office space in a tremendous Chittenden County location! Ideal for either an owner occupant and/or an investor.

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