# LAND FOR SALE





# Land for Sale

# Route 7 South, Milton, VT Great Investment Opportunity

Close Proximity to I89 Location: Available: Immediately

Use: General Industrial Zone 11.08 acres +/-**Property:** 

Price: \$425,000

# **Comments:**

- A nice large piece of land located in close proximity to I89, Exit 17 in Milton very near the Colchester/Milton border
- Great opportunity to develop a great piece of land with approximately 182 Ft of Rt 7 Frontage
- Predominantly level with road grade dropping off on the westerly end of the property
- Currently undeveloped with many possibilities in the Milton General Industrial Zone (I2)
- Extremely rare opportunity to own a nice undeveloped land

# Bill Kiendl

802-864-2000 X12

# bk@vtcommercial.com www.vtcommercial.com

186 College Street, Burlington, Vermont 05401 Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.

Bill Kiendl X12 bk@vtcommercial.com



# Vermont Real Estate Commission Mandatory Consumer Disclosure



(This is not a Contract)

This mandatory disclosure shall be given to the consumer at the first reasonable opportunity, and must be given to the consumer <u>before</u> discussion of confidential information; entering into a service agreement; or showing a property.

### **Right Now You Are A Customer**

As a customer, the real estate agent with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

Vermont law requires all agents to perform basic duties when dealing with a buyer or seller. You can expect the agent with whom you deal to provide the following services whether you are a Customer or a Client:

- To disclose all material facts pertaining to the property known to the agent.
- To treat both the buyer and seller honestly and not knowingly give false or misleading information
- To account for all money and property received from or on behalf of the buyer or seller.
- To comply with all state and federal laws related to the practice of real estate.

# I/We Acknowledge Receipt of This Disclosure

Printed Name of Consumer	
Signature of Consumer	Date
[ ] Declined to sign	
Printed Name of Consumer	
Signature of Consumer	Date
[ ] Declined to sign	
Approved by the Commission: 05272010	

## You May Become A Client

Whether you are selling or buying, clients receive more services than customers. You become a client by entering into a written contract with a real estate brokerage firm. All agents in the firm work for you.

In addition to the services noted in the left hand column, as a client you can expect the following services:

- Confidentiality, including bargaining information
- Promotion of your best interest within the limits of the law
- · Advice and counsel
- Assistance in negotiations

### Important Information

- You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.
- Before you hire a brokerage firm, ask for an explanation of the firm's conflict of interest policies.

This form has been presented to you by:
Printed Name of Real Estate Brokerage Firm
Printed Name of Agent Signing Below

Date

Agent of the Firm Signature