



DOWNTOWN OFFICE CONDOMINIUM 100 MAIN STREET BURLINGTON, VERMONT

Well designed second floor unit of 6,530 square feet. The original structure was developed for use as a car dealership and showroom and now contains two commercial condominium units used as office and retail.

Prime Central Business District location directly across from the new Hilton Garden Inn and offering tremendous access and visibility. Space currently includes multiple offices, bathrooms, conference room, reception area, kitchenette, and storage.



Contact:

Tony Blake

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186 College Street
Burlington, Vermont 05401

Property Information Sheet

Property Identification:

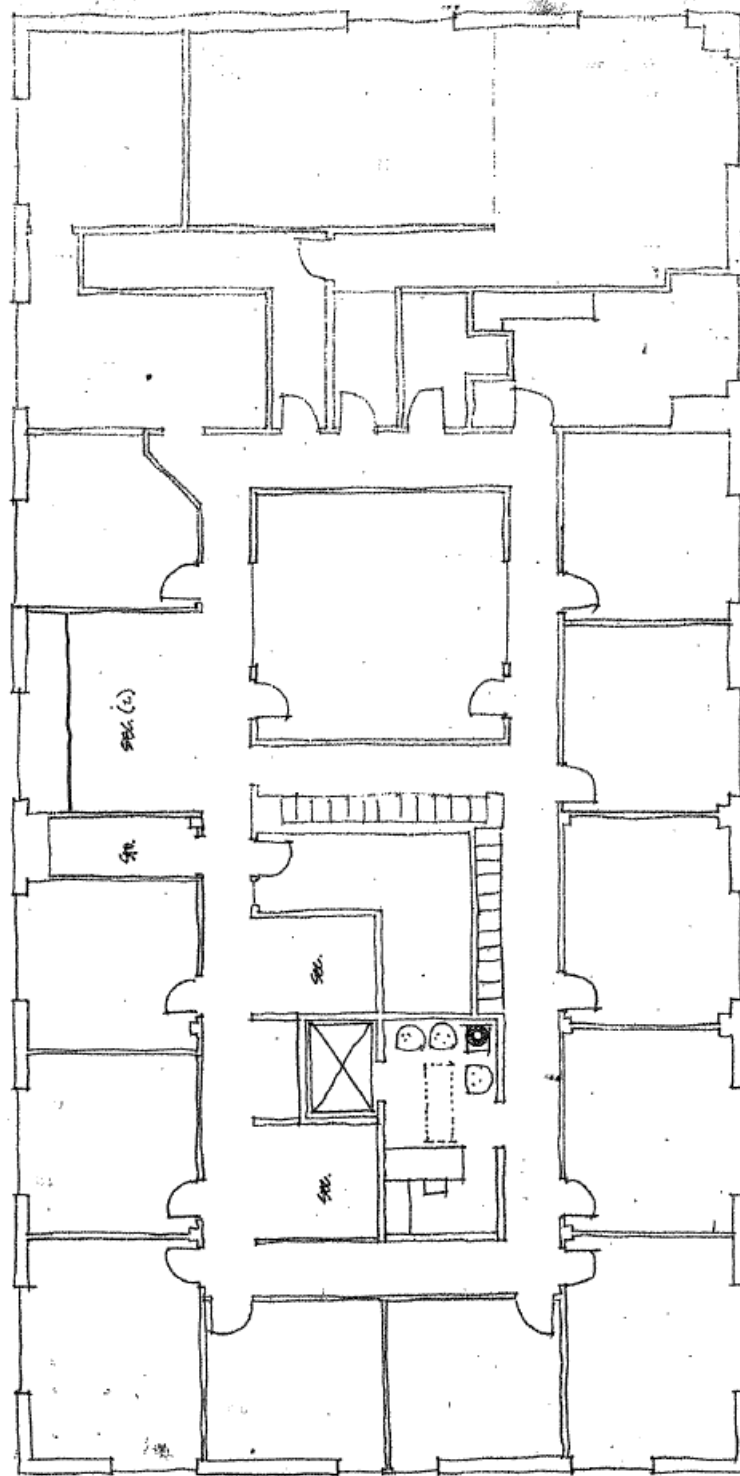
Property Owner: Res Ipsa, Inc.
Property Address: Unit 2, 100 Main Street
Condominiums
100 Main Street
Burlington, VT
Parcel ID: 049-1-109-202
Land Size: 0.15+/- acres common
Zoning: Downtown
Year Built: c. 1924
Taxes: \$14,143.20

Building & Site Improvements:

Size: 6,530 square feet
(6,080 finished sf)
Stories: Two
Roof: Rubber membrane
Heating & Cooling: Individual gas HVAC
Windows: Insulated double hung
Sprinkler: Wet system
Flooring: Carpet & vinyl
Ceiling: Primarily suspended tile
Common Areas: Stairwells, lobby, and basement. Rear ramp area has been identified as a future location for an elevator

Parking: None on-site. Leased spaces available across the street
Security: Fire alarm system
Foundation: Stone/mortar and poured concrete slab
Utilities: Burlington Electric
Vermont Gas, municipal water/sewer
Condominium: 53% ownership of association
Uses: Permitted uses include general office, retail, multi-family (3 or more), daycare, restaurant, medical office, & others.
Availability: Immediate. Occupancy can be granted upon ownership.





2nd Floor
CONDOMINIUM UNIT

FLOOR PLAN - 2nd Floor - HALL CURTIS RIGHT CASSIDY & FRANKS

Main Street side of the condominium



Creative alternative floor plan idea
created by

 **RED THREAD**

V/T Commercial is pleased to offer this prime commercial condominium for sale at ~~\$895,000~~
\$785,000

Great opportunity for investment vehicle, owner occupancy or both!

Located at the gateway to Burlington's thriving South End, while enjoying all the benefits of being in the Central Business District.

The sale of the property is subject to errors & omissions, change or withdrawal without notice. The acceptance or rejection of any offer is at the sole discretion of the seller.

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to-





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

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

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