



Office, Retail or Restaurant Space

5573 Shelburne Rd., Shelburne, VT

Size:	2,836 SF on .2 acres	Price:	\$440,000
Zoning:	Commercial / Residential	Availability:	Immediately

VT Commercial is pleased to offer this 2,836+/- SF building in downtown Shelburne which is zoned for both commercial and residential. The building was formerly Cafe Shelburne and includes 4 rooms downstairs, a 2 bedroom apartment upstairs and a basement. The upstairs apartment has separate access. Neighboring businesses include Harrington's and Shelburne Museum.

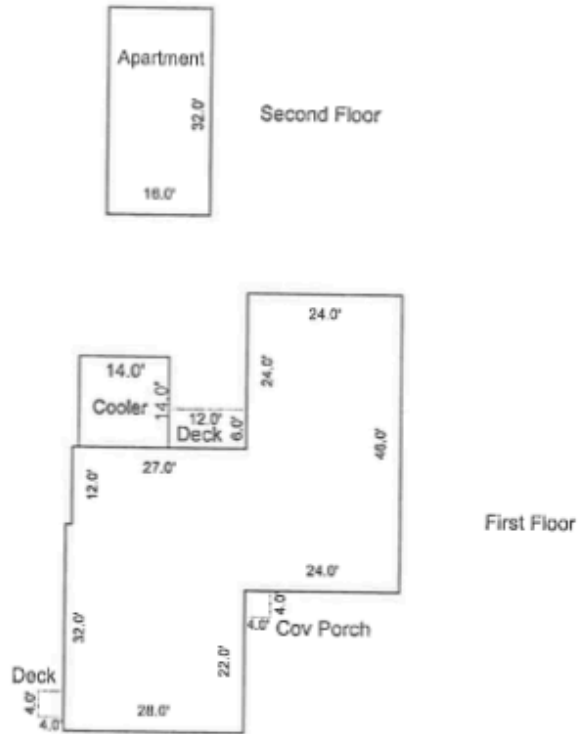
Although the building is currently setup for a first floor restaurant, office or retail could potentially fit this location. High traffic location.



No restaurant equipment is included in the sale.

Call or email Tony Blake or John Beal for more information:

802-864-2000 X13 tony.blake@vtcommercial.com www.vtcommercial.com
802-862-2440 johnny@vermontbusinessbrokers.com www.vtcommercial.com



Scale: 1 = 30

AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Totals
GLA1	First Floor	2324.00	2324.00
GLA2	Second Floor	512.00	512.00
F/P	Covered Porch	16.00	
	Deck	72.00	
	Deck	16.00	104.00
OTH	Cooler	196.00	196.00
TOTAL LIVABLE (rounded)			2836

LIVING AREA BREAKDOWN

Breakdown		Subtotals
First Floor		
24.0 x	46.0	1104.00
28.0 x	32.0	896.00
12.0 x	27.0	324.00
Second Floor		
16.0 x	32.0	512.00
4 Calculations Total (rounded)		2836



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*