

**EXCLUSIVE - FOR SALE**

**Contact:**

**Bill Kiendl**  
**x12**



## *High Quality Office Building For Sale*

### *434 Hurricane Lane, Williston*

**Building Size:** 6,800 gross sf on 2 levels  
**Land Size:** 1.29 acres  
**Available:** Immediately  
**Parking:** 30 +- on site  
**Price for Sale:** Only \$795,000!

**Features:**

- Nicely fit up with lot of windows.
- Central sky light on upper floor
- Central HVAC system
- 2,100 lb elevator
- 2 entrances allow for 2 tenants
- Set up with exercise room.

**Comments:**

*Premium Location just off I-89 @ Exit 12*

*Beautiful setting with Mountain Views!*

*Bright, Sunny, Cheerful Space*



**Will consider lease /  
Option to Purchase!**

**P: 802-864-2000**  
**C: 802-238-2048**

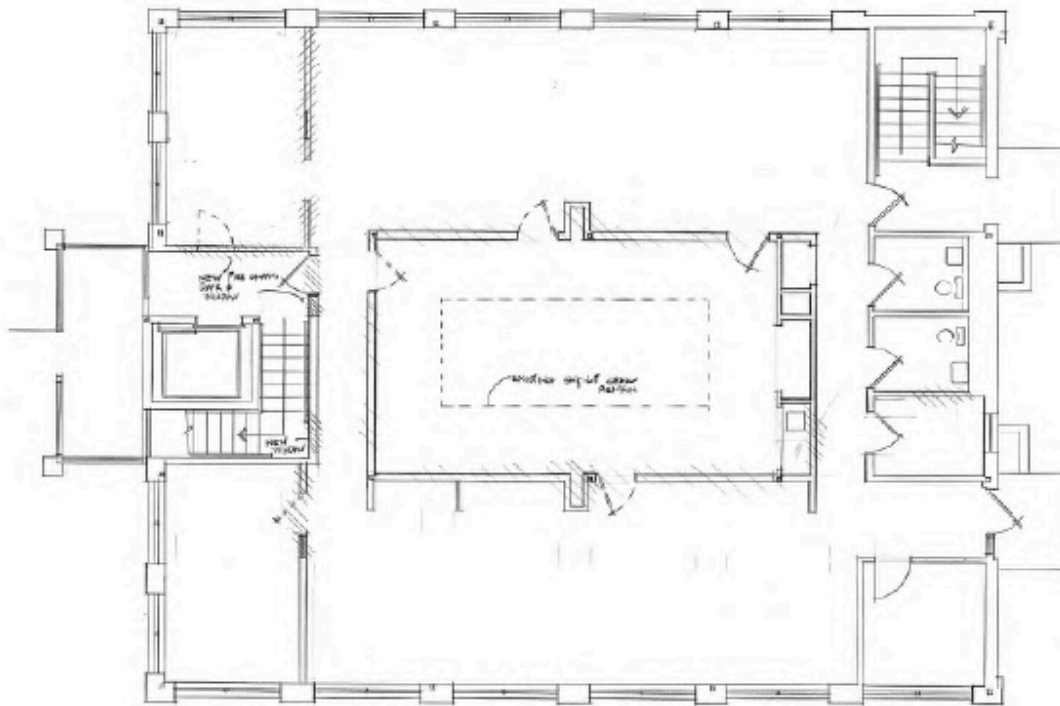
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**186 College Street**  
**Burlington, Vermont**





Upper Level Floor Plan



EXISTING FLOOR PLAN / W/ NEW CHANGES TO EXISTING  
Upper Floor

Lower Level Floor Plan

