



Real Estate  
Business Brokerage

BUILDING & BUSINESS FOR SALE



## The Shelburne Fieldhouse

166 Athletic Drive, Shelburne, VT

A multi-tenant, 74,655 +/- square foot building, built on 8.5 acres in the heart of Shelburne, VT.

The building currently houses 2 indoor soccer fields, an athletic club, spinning studio, multiple yoga/pilates studios, Cross-fit gym, space fit-up for a spa, a physical therapist tenant, and other space.

### **Listing Price Includes Fieldhouse & Health Club Businesses.**

This unique investment is listed exclusively for sale through V/T Commercial for **\$3,000,000**. A tour of the property and additional details may be arranged through contacting Johnny Beal at 802-864-2000 x11.

John Beal x11  
Tony Blake x13

P: 802-864-2000  
F: 802-862-2440

[jb@vtcommercial.com](mailto:jb@vtcommercial.com)

186 College Street  
Burlington, VT 05401

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

**Total Building Area:** 74,655 +/- square feet

**Land:** 8.5 +/- Acres

**Zoning:** Residential - Conditional Use

**Topography:** Level

**Parking:** 62 +/-

**Services:** Municipal Water / Sewer

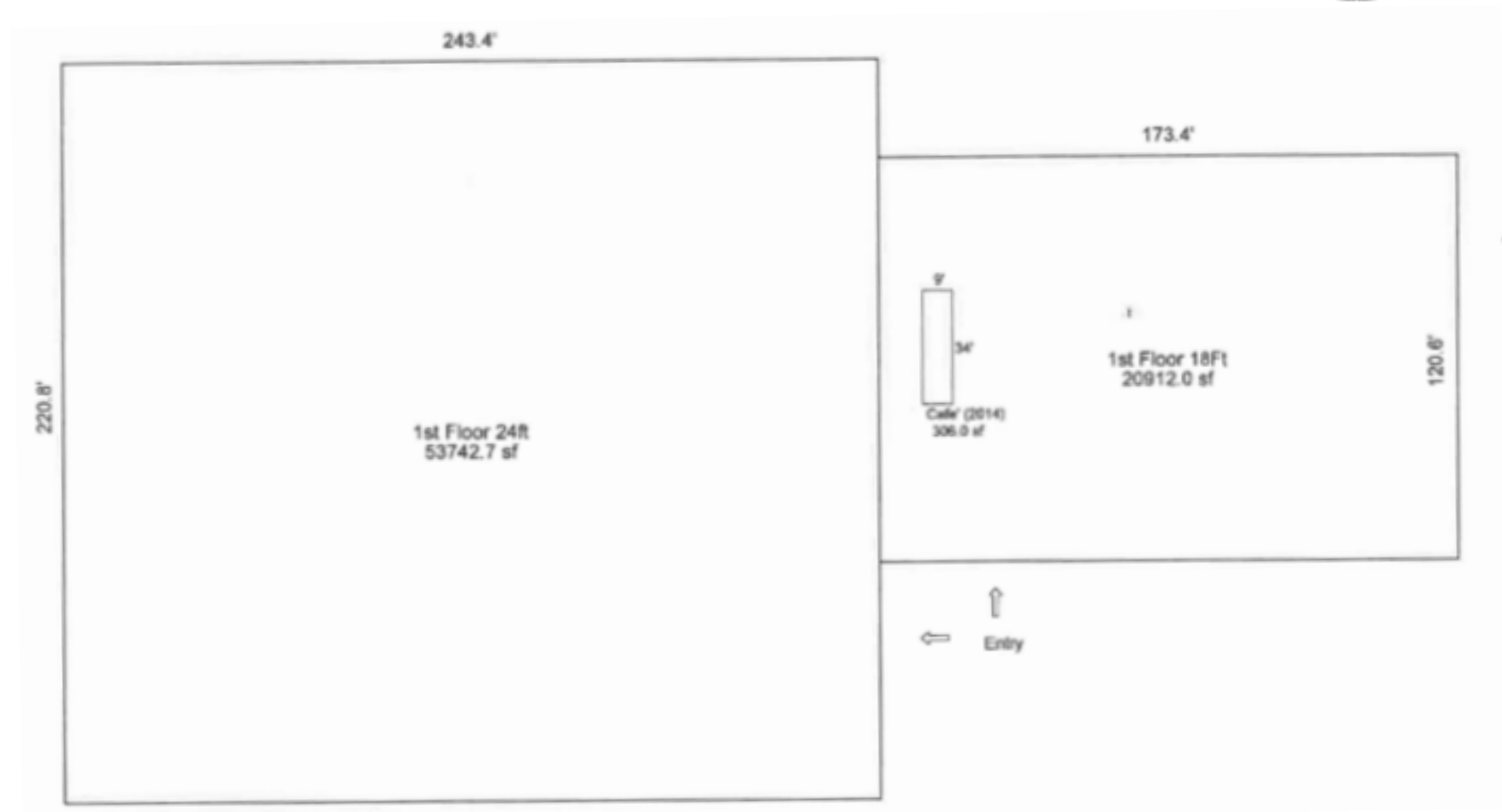
**Sprinkler:** Wet System

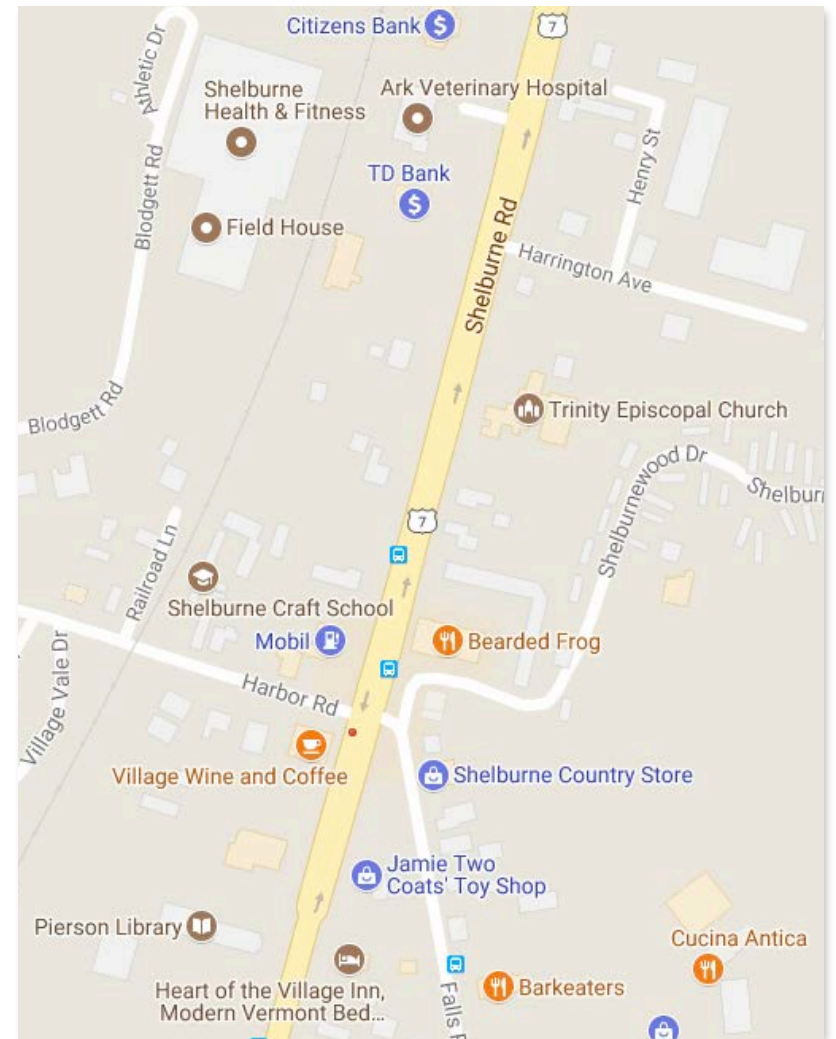
**Power:** 3 Phase 208/240.  
(Dedicated Sub Station)

**Heating:** Natural Gas

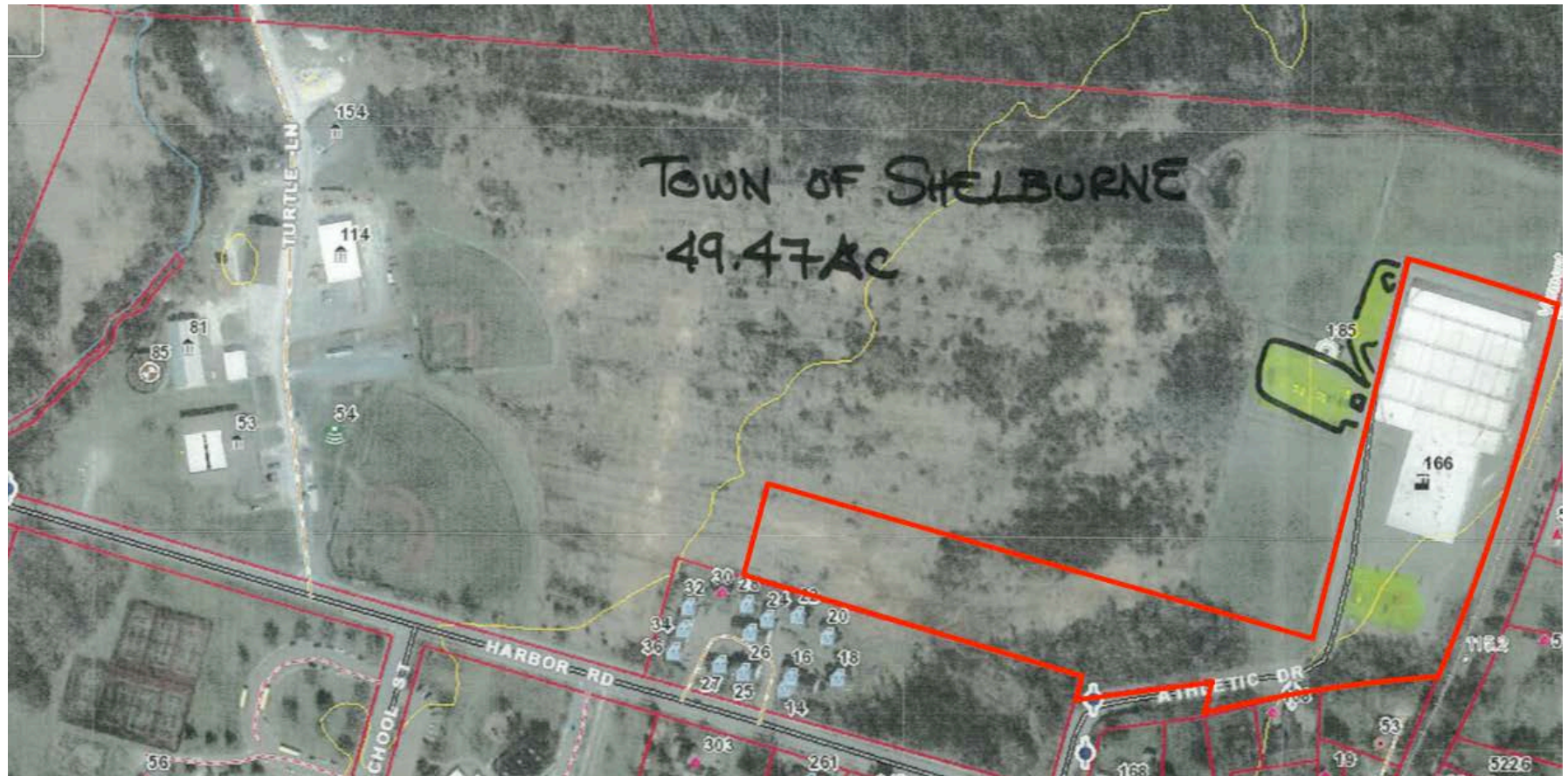
**Built:** 1975

**2017 Taxes:** \$ 50,195

















## 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**

This form has been presented to you by:

**Receipt of This Disclosure**

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date  
[ ] Declined to sign

\_\_\_\_\_  
Printed Name of Agent Signing Below

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm      Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date  
[ ] Declined to sign