

# FOR SALE

## SOUTH BURLINGTON, VERMONT 1.38 ACRE COMMERCIAL LOT IN A HIGH VISIBILITY LOCATION

625 Hinesburg Road, South Burlington, VT



- \* Unique opportunity at busy South Burlington intersection.
- \* Zoning allows multiple commercial and residential uses.
- \* Phase 2 Environmental Risk Assessment and Mitigation completed.
- \* This property is only minutes to Burlington's International Airport, The University of Vermont Campus and Medical Center, University Mall, Church Street Market Place, Maple Tree Place and Interstate 89.
- \* Possible uses include: Residential | Medical/Dental | General Office | Pharmacy | Restaurant | Bank | Church | Hotel

**SIZE:**

1.38 +/- Acres

**ZONING:**

Residential, Medical/Dental, General Office, Pharmacy, Restaurant, Bank, Church, Hotel

**PRICE:**

\$750,000, current taxes are \$7,574.52

**AVAILABLE:**

Immediately

**PARKING:**

Ample on-site

**LOCATION:**

625 Hinesburg Road, South Burlington

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

YVES BRADLEY | TONY BLAKE

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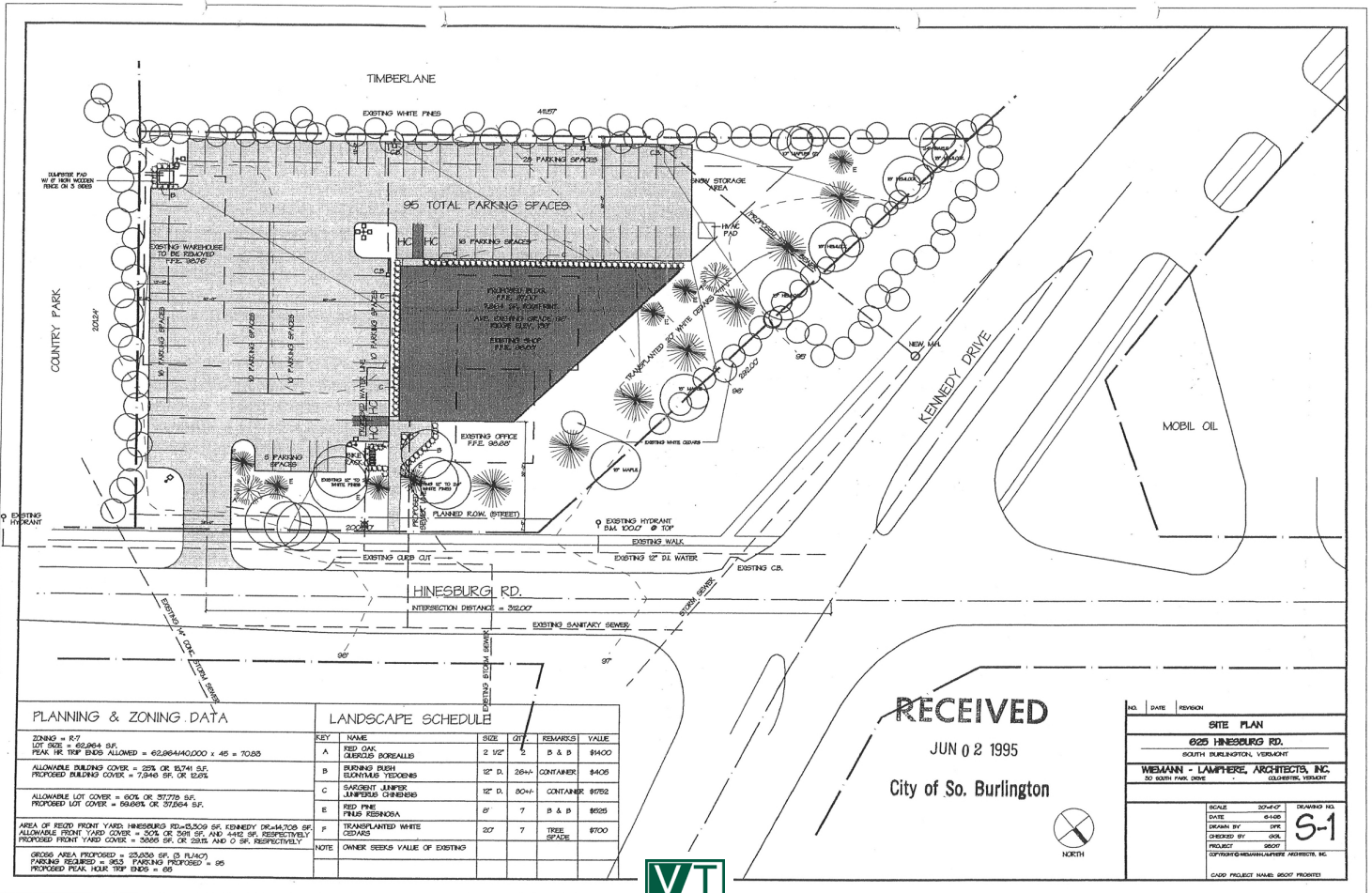
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RESIDENTIAL & INSTITUTIONAL DISTRICTS	Institutional				Residential							Southeast Quadrant				
	IA(1)	PR	MU	R1	R2	R4	R7	R7-NC(2)	R12	LN	QCP	SEQ-NRP	SEQ-NRT	SEQ-NR/SEQ-NRN	SEQ-VR	SEQ-VC(2)
<b>Residential Uses</b>																
Single-family dwelling				P	P	P	P	PUD	PUD	P	P	P	P	P	P	P
Two-family dwelling				PUD	P	P	P	PUD	PUD	P	P	P	P	P	P	P
Multi-family dwelling				PUD	PUD	P	PUD	PUD	PUD	C				PUD	P	P
Accessory residential units	Please See Section 3.10 for Regulations															
Group home or Residential Care Home	C			P	P	P	P	PUD	PUD	P	P	P	P	P	P	P
<b>Agricultural Uses</b>																
Agricultural uses consistent with State-defined "Farming" activity																
Single-family dwelling related to agriculture	P	P	P	P	P	P	P				P	P	P	P	P	P
Additional dwellings for farm employees	P	P	P	P	P	P	P				P	P	P	P	P	P
<b>Public &amp; Quasi-Public Uses</b>																
Conditional in all districts																
Cemeteries		P	P													
Community center	PUD															P
Congregate care, assisted living, or continuum of care facility						C-TO	C	C	C							
Cultural facility	PUD (11)															
Educational facility	PUD		P				C							C	C	
Funeral homes, mortuaries, and crematoriums																
Group quarters	PUD (11)															
Hospice	PUD															
Municipal facility	C	C	P													
Parks	Permitted in all districts															
Personal instruction facility																
Place of worship	PUD (11)			P		P	P	P	P	P	P	P	P	P	P	P (6)
Recreation paths	Permitted in all districts															
Social services	PUD									C-TO	C					
<b>Commercial Uses</b>																
Adult use																



	Institutional				Residential							Southeast Quadrant						
	IA(1)	PR	MU		R1	R2	R4	R7	R7-NC(2)	R12	LN	QCP	SEQ-NRP	SEQ-NRT	SEQ-NR/SEQ-NRN	SEQ-YR	SEQ-VC(2)	
<b>RESIDENTIAL &amp; INSTITUTIONAL DISTRICTS</b>																		
Auto & motorcycle service and repair, accessory use, no fueling pumps																		C
Bed and breakfast, min. 1 acre lot																		C(3)
Family child care home, registered or licensed					P	P	P	P	P	P	P	P	P	P	P	P	P	P
Child care facility, licensed non-residential	C	C(12)	P(12)										P(4)					P
Commercial greenhouse													C-ACC					
Commercial or public parking facility	N-PUD (11)		C										P(6)	P(6)	P(6)	P(6)	P(6)	P(7)
Food Hub	P(7)	P(6)	P(6)					P(6)	P(7)	P(7)			P(6)	P(6)	P(6)	P(6)	P(6)	
Financial institution																		
Golf course																		
Limited Neighborhood Commercial																		
Office, general	PUD (11)	C(10)																C
Office, medical	PUD (11)							PUD-TO	P	PUD-TO								C
Personal or business service, principal use	N-PUD (7)								P									P(6)
	(11)																	
Pet Grooming																		
Photocopy & printing shops with accessory retail	N-PUD (11)																	
Private providers of public services, including vehicle storage and maintenance			P															
Recreation facility, indoor	N-PUD (11)	P	P					C	C	C								P(6)
Recreation facility, outdoor	N-PUD (11)	P	P					C		C								
Research facility or laboratory	PUD (11)																	
Restaurant, short order	N-PUD (11)																	C
Restaurant, standard	N-PUD (11)																	C
Retail sales	N-PUD (7)								P(7)									C(6)
	(11)																	
Seasonal Mobile Food Unit																		
Service station									C									P
Waste transfer stations			C															





USES and DIMENSIONAL STANDARDS

	Commercial 1				Other Commercial				Heavy Commercial-Industrial	Airport		City Center FBC District
	C1 R12	C1 R15	C1-AUTO	C1-AIR	C1-LR	AR	SW	IO	C2	IC	AIR	
<b>NON-RESIDENTIAL ZONING DISTRICTS</b>												
<b>Residential Uses</b>												
Single-family dwelling						P	P	P				
Two-family dwelling						P	P					
Multi-family dwelling	PUD	PUD	PUD			PUD	PUD		PUD			
Accessory residential units	Please see Section 3.10 for regulations											
Group home or Residential Care Home						PUD	P	P				
<b>Agricultural Uses</b>	<i>Exempt from local regulation in all districts</i>											
<b>Public &amp; Quasi-Public Uses</b>	Conditional in all districts											
Cemeteries	P	P	P						P	P	PUD	P
Community center	C	C							C	C		C
Congregate care, assisted living, or continuum of care facility												
Cultural facility	P	P		P								
Educational facility	PUD	PUD							C	C		C
Educational support facilities	PUD(5)	PUD(5)										
Food Hub	P(7)	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)	P(7)	P(7)	P(7)		
Funeral homes, mortuaries, and crematoriums	C	C	C	C	C	C	C	C	C	C		
Hospice	P	P				P	P		P	P		
Municipal facility	P	P								P		C
Parks	Permitted in all districts											
Personal instruction facility	P	P			P	P	P	P	P	P	P	P
Place of worship	P	P	P		P	P	P		P	P	P-ACC	
Recreation paths	Permitted in all districts											
Skilled nursing facility	C	C				C	C		C	C		
Social services	C	C				C	C		C	C		
<b>Commercial &amp; Industrial Uses</b>												
Adult use												



	Commercial 1					Other Commercial				Heavy Commercial-Industrial		Airport		City Center FBC District
	C1-R12	C1-R15	C1-AUTO	C1-AIR	C1-LR	AR	SW	IO	C2	IC	AIR	AIR-IND		
<b>NON-RESIDENTIAL ZONING DISTRICTS</b>														
Agriculture & construction equipment sales, service & rental									P	P				
Airport Uses											P		P	
Animal shelter	C	C						P						
Artist production studio	P	P	P			P	P		P	P				
Auto & motorcycle sales			P						P	P				
Auto & motorcycle service & repair			P						P	P				
Auto rental, with private accessory car wash & fueling				P					P	P	P		P	
Bed & breakfast						C	C							
Cannabis dispensary (dispensing only)	P	P	P	P			P		P	P	P	P	P	
Cannabis dispensary (cultivation only)								P						
Car wash										P				
Child care facility, licensed non-residential	P	P	P	P	P	P	P	P	P	P	P	P		
Commercial greenhouse								PUD	P	P				
Commercial kennel, veterinary hospital and pet day care	C	C		P				P	P	P				
Commercial or public parking facility	C	C	C	C	C				C	C	C		C	
Contractor or building trade facility								P	P	P			P	
Distribution and related storage, with >15% of GFA in office or other principal permitted use by same tenant						C			P	P			P	
Drive-through bank	PUD	PUD	PUD	PUD	PUD				PUD					
Equipment service, repair & rental									P	P				
Family child care home, registered or licensed						P	P	P						
Financial institution	P	P	P	P	P			ACC	P	P				
Flight instruction											P			
Hotel	PUD	PUD	PUD	PUD	PUD	C	C		C	C				
Hotel, extended stay	PUD	PUD	PUD			C	C		C					
Indoor theater	P	P	P											

See Article 8



USES and DIMENSIONAL STANDARDS

	Commercial 1					Other Commercial				Heavy Commercial-Industrial		Airport		City Center FBC District
	C1-R12	C1-R15	C1-AUTO	C1-AIR	C1-LR	AR	SW	IO	C2	IC	AIR	AIR-IND		
<b>NON-RESIDENTIAL ZONING DISTRICTS</b>														
Indoor vehicle storage, maximum 10,000 square feet										P-ACC				
Junk yard														
Light manufacturing						PUD		PUD	P	P	P	P	P	
Lumber and contractor's yard									P	P	P	P	P	
Manufacturing & assembly from previously prepared materials & components	P	P	P	P	P			PUD	P	P	P	P	P	
Mobile home, RV and boat sales, repair & service									P	P				
Motor freight terminal										C			P	
Office, general	P	P	P	P	P	P	P	PUD	P	P		P		
Office, medical	P	P	P	P	P	P	P	PUD-TO	P	P	P-TO			
Personal or business service	P	P	P	P	P(7)	P	P	P(7)	P	P	P	P		
Pet grooming	P	P	P	P	P	P	P		P	P	P	P		
Photocopy & printing shops, with accessory retail	P	P	P	P	P	P	P	P-ACC	P	P				
Printing & binding production facilities						C		P	P	P			P	
Private providers of public services, including vehicle storage and maintenance									P	P			P	
Processing and storage						P		P	P	P			P	
Radio & television studio	P	P	P	P		C	P	P	P	P			P	
Recreation facility, indoor	P	P	P	P	P	P	P	P-ACC	P	P	P			
Recreation facility, outdoor	C	C	C	C	C	C	C		C	C				
Research facility or laboratory	P	P	P	P	P	P	P	P	P	P		P		
Restaurant, short order	P	P	P	P	P	P-ACC	P-ACC	P-ACC	P	P-ACC	P-ACC			
Restaurant, standard	P	P	P	P	P	P	P		P	P-ACC	P-ACC			
Retail sales	P(8)	P	P	P(8)	P(7)	P(7)	P(7)	P(7)	P(7)	P(8)	P-ACC			
Retail warehouse outlet									P	P				
Sale, rental & repair of aircraft & related parts											P		P	
Seasonal Mobile Food Unit	P	P	P	P	P	P	P		P	P				



NON-RESIDENTIAL ZONING DISTRICTS	Commercial 1				Other Commercial			Heavy Commercial-Industrial	Airport		City Center FBC District	
	C1 R12	C1 R15	C1-AUTO	C1-AIR	C1-LR	AR	SW	IO	C2	IC	AIR	AIR-IND
Self-storage									P	ACC, P-Non-TO		
Service station						C			C			
Shopping center	C	C										
Taverns, night clubs & private clubs	P	P		P	P				P	P		
Transportation services									P	P		
Warehousing & distribution					C				C	P	P	
Wholesale establishments						C			C			P

**Key and Notes to the Table above:**

P = Permitted

C = Conditional Use

PUD = Allowable within a Planned Unit Development

ACC = Allowable as an accessory use

TO = Allowable only in the Transit Overlay District

Non-TO = Allowable only outside of the Transit Overlay District

- (1) "N" refers to the Institutional-Agricultural North sub-district.
- (2) R7 and SEQ-VC as classified as non-residential zoning districts, but are included in this table for purposes of efficiency
- (3) No minimum lot size for bed & breakfast in the SEQ-VC district
- (4) Permitted within a structure existing and approved for use as an 'educational facility' as of July 1, 2013. The structure existing as of July 1, 2013, may be expanded, enlarged or extended by an area that does not exceed 20% of its Gross Floor Area.
- (5) Educational support facilities in C1 are subject to the dimensional standards of the IA-North District. See Article 7.
- (6) Use is limited to 3,000 SF GFA per tenant with a maximum 9,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.
- (7) Use is limited to 5,000 SF GFA per tenant with a maximum 15,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.
- (8) Use is limited to 15,000 SF GFA per tenant with a maximum 25,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.
- (9) Use is limited to 30,000 SF GFA per tenant with a maximum 30,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.
- (10) Use is restricted to not-for-profit organization whose primary purpose is the provision of educational or research services related to agriculture, horticulture, forestry, natural resource preservation, arts or recreation
- (11) Use is allowed only as an Educational Support Facility. See Section 7.01(E)
- (12) Allowable only as a municipally-operated facility.







# 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*