FOR SALE OR LEASE

GORGEOUS DOWNTOWN BURLINGTON OFFICE CONDO!

131 Main Street, Unit C-2A, Burlington, Vermont

The elegant brick building with large windows and an elaborate lobby, was constructed in 1910-11 as Hotel Vermont, the state's largest and most elegant hotel. With eight stories and a basement, the former hotel now houses 58 residential units and 9 commercial condominiums. The building retains much of its splendor featuring a granite column entrance, a foyer with 24/7 security, updated restrooms and elevator, storage space, and a finish that is seldom seen in today's commercial buildings. This condominium enjoys an abundance of natural light, high ceilings, and recently updated lighting and flooring. This is truly a rare opportunity to own or lease beautiful office space.

SIZE:
2,399 SF

PERMITTED USE:
Office and retail

PRICE:
For Sale Price $425,000 or Lease for $13.00/SF NNN

AVAILABLE:
Spring 2021

PARKING:
City lot

LOCATION:
Downtown Burlington, VT

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

VT COMMERCIAL

For more information, please contact:

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802-864-2000

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BURLINGTON, VT 05401

www.vtcommercial.com

VERMONT HOUSE

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VERMONT HOUSE

131 MAIN
American Bistro
Neighborhood Lounge

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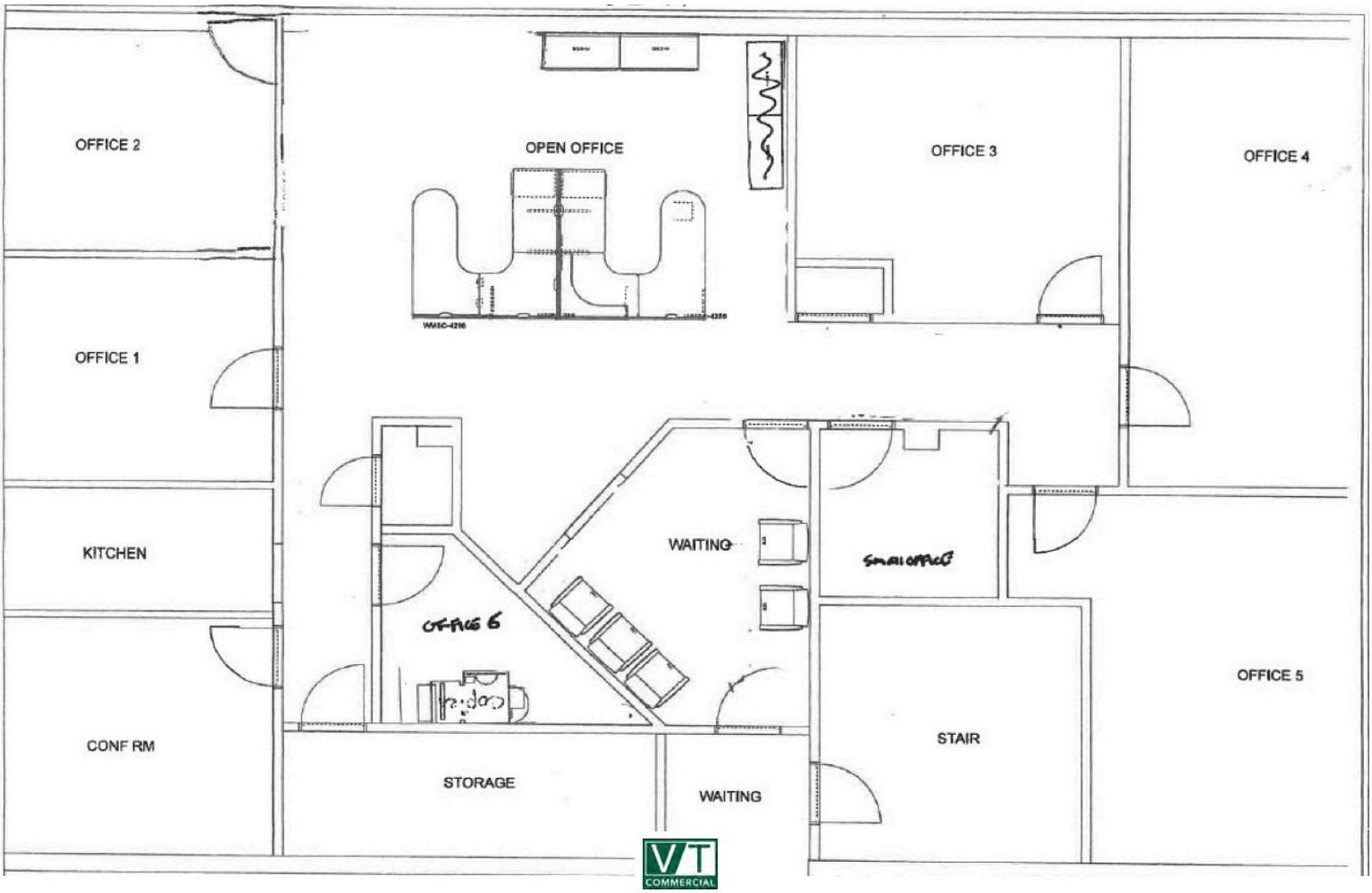
OFFICE 2
OPEN OFFICE
OFFICE 3
OFFICE 4
OFFICE 1
KITCHEN
WAITING
SMALL OFFICE
OFFICE 6
OFFICE 5
CONF RM
STAIR
STORAGE
WAITING

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

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

_____
Printed Name of Real Estate Brokerage Firm

_____
Printed Name of Agent Signing Below

_____
Signature of Agent of the Brokerage Firm Date

9/24/2015