

# FOR SALE

## LUXURIOUS DOWNTOWN BURLINGTON OFFICE PENTHOUSE!

131 Main Street, Unit C-3, Burlington, Vermont



This top-flight property is an opportunity to put your name on one of the best locations in Vermont's Queen City: the top of the historic Vermont House on Main Street in Burlington. The property lends itself to both office and residential space. Think of a luxurious 3,000 s.f. condominium. Think of exceptional office space, befitting a prestigious firm. Think of a Manhattan loft ready for you to finish. Then, add endless views overlooking Burlington - in all directions: Lake Champlain and the Adirondack Mountains to the west, the Green Mountains to the east, Mt. Philo to the south, and northward toward the Champlain Islands and Montreal.

**SIZE:**  
2,928 SF

**PERMITTED USE:**  
Office

**PRICE:**  
\$1,250,000

**AVAILABLE:**  
Immediately

**PARKING:**  
2 spaces in parking garage with fee

**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.



For more information, please contact:

JOHN BEAL

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[www.vtcommercial.com](http://www.vtcommercial.com)



The space occupies the 8th floor. The ground floor is commercial space; above there are 58 residential units. The 8th floor has a private elevator, stairway access and a rooftop where dancing was once divine. Since 2003, the space has been the offices of an accounting firm. Vermont House was built in 1808 as the stately residence of a prosperous saddler who sold in 1824 to the Governor, Cornelius Van Ness. Van Ness turned the residence into an inn, complete with a popular tavern to serve the growing clientele arriving by horse-drawn carriage, then by railroad. By 1871, guests of the popular 150-room hotel included Presidents Monroe, Van Buren and Pierce! Fast forward to today: smart upgrades, diligent maintenance and keen vision have made 131 Main Street the address where you want your name plate. If walls could only talk!

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# 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

9/24/2015

