

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:
\$1,500,000

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

802-598-1168

jb@vtcommercial.com

208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

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!













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
[] *Declined to sign*

Printed Name of Agent Signing Below

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Signature of Consumer

Date
[] *Declined to sign*

Date

9/24/2015

