

Outstanding Flex Building for Sale

520 Avenue D, Williston, Vermont



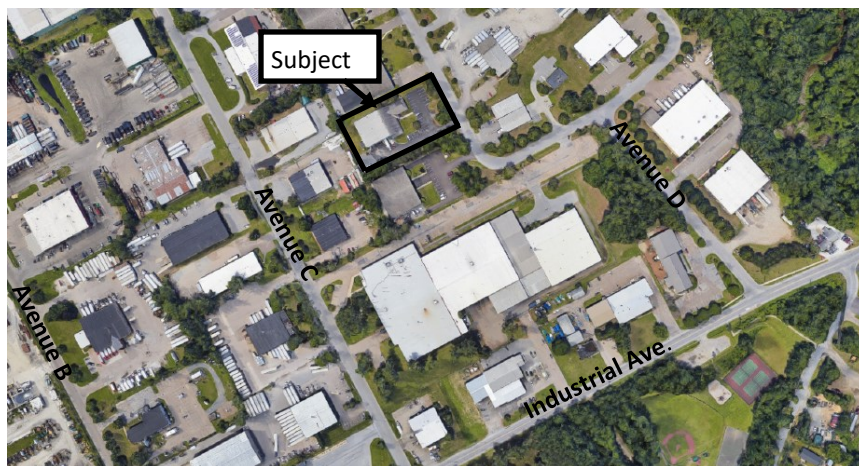
Located in the heart of one of the area's largest industrial parks, Whitcomb Industrial Park just off Industrial Avenue in Williston, this mixed use flex building represents a great opportunity for an owner/user or investor to take advantage of an historically high demand in the industrial and flex building market. Because of its existing office space and high-bay industrial space, this property can be used as a single tenant or dual tenant facility. Ample on-site parking and excellent accessibility are additional features.

520 Avenue D, Summary

Williston, Vermont

Size: 11,605+/- square feet
Land Area: 1.21+/- acres
Parcel ID: 02067 015000
Use: Single to multi-tenant flex building
Occupancy: Currently 41% occupied by month-to-month tenant
Price: \$1,295,000

Additional property details on the following pages



For more information, please contact:

Tony Blake 802.864.2000 X 1
tony.blake@vtcommercial.com

208 FLYNN AVE., STUDIO 2i
BURLINGTON, VT 05401

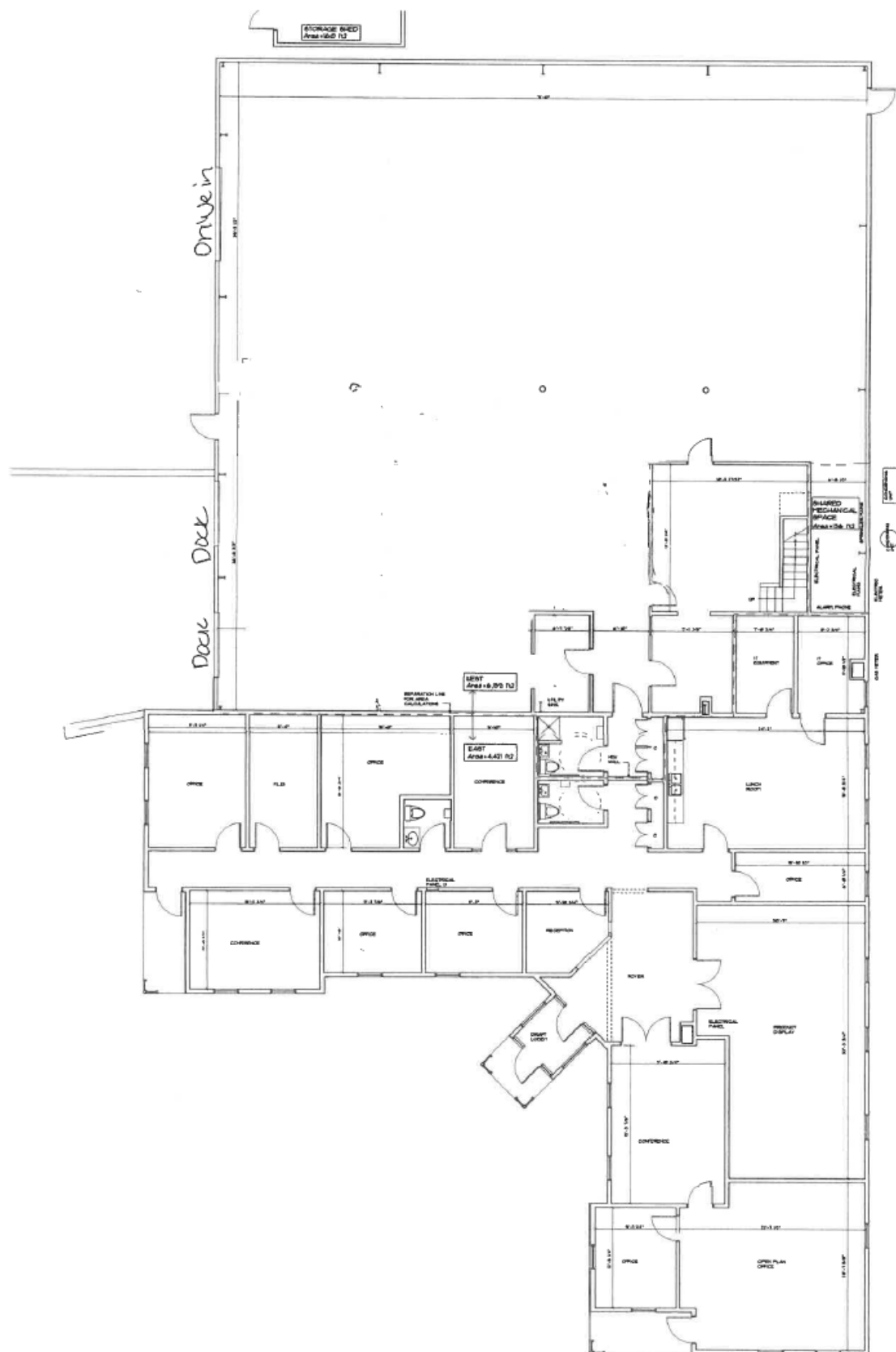
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Property Summary

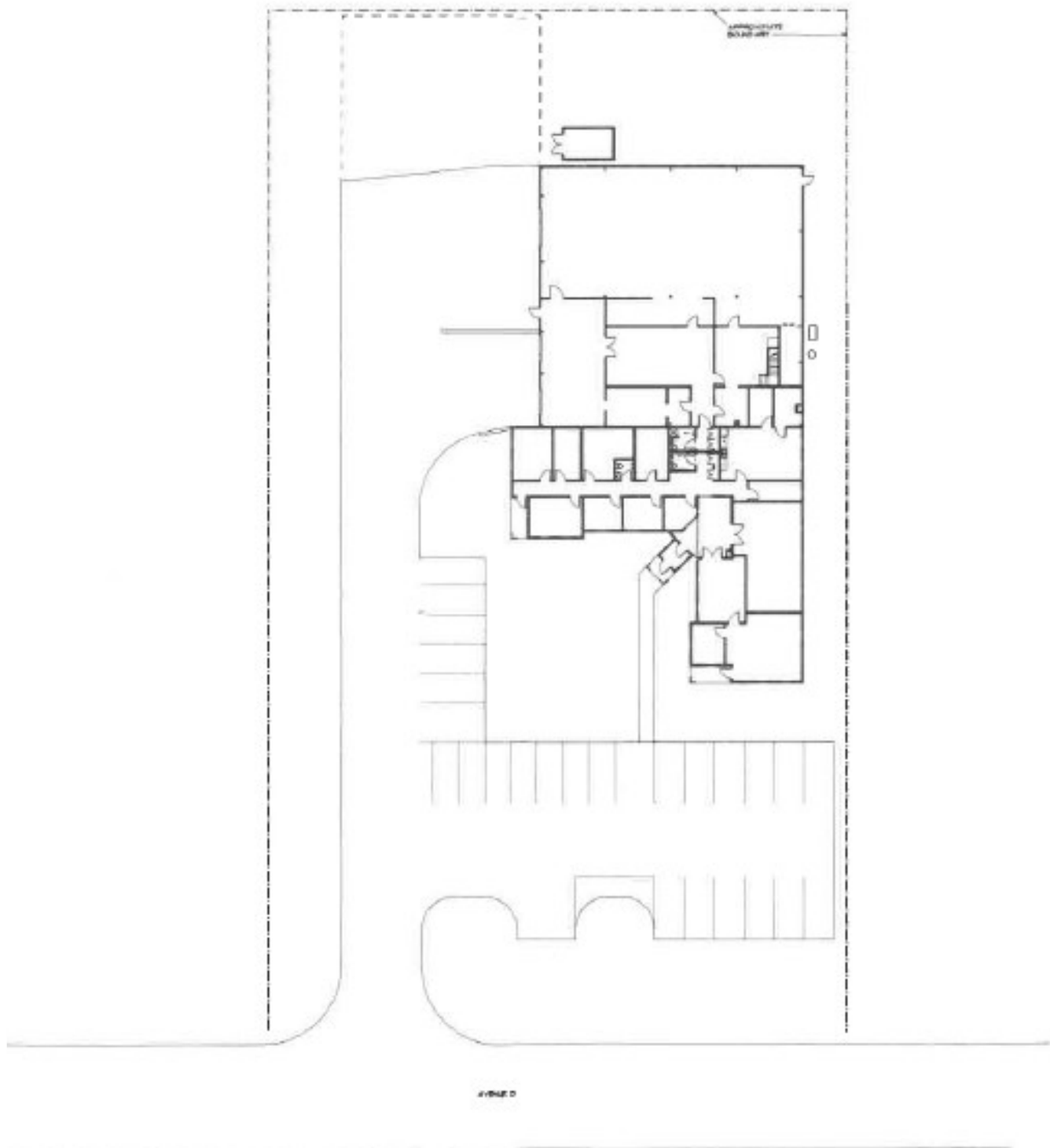
Lot Size:	1.21+/- acres	Units:	One to two
Rentable Size:	11,605+/- total; 4,742+/- sf finished office & storage & 6,863+/- sf warehouse & mezzanine	Foundation:	Concrete slab
Year Built:	Around 1988	Frame:	Wood and metal
Frontage:	175+/- feet	Clearance:	9-10' in office, 20' in warehouse
Curb Cuts:	One	Windows:	Double hung
Parking:	Asphalt surface 30+/- lined spaces	Roof:	Asphalt shingle and metal panel
Utilities:	Green Mountain Power, Vermont Gas, Municipal water, on-site septic	HVAC:	HVAC in finished areas, suspended unit heaters in warehouse
Street:	Public	Plumbing:	Copper
Exposure:	Good	Electrical:	Single meter, conduit, 3-phase
Topography:	Level	Docks & OHD:	One 12'high OHD; Two 8' high dock doors
Coverage:	Lot coverage appears at maximum	Sprinkler:	Wet system
Zoning:	Industrial Zoning District West (IZDW)	Assessment:	\$779,970 (Equalized value @ 84.97% = \$917,936)
		Property Tax:	\$15,834



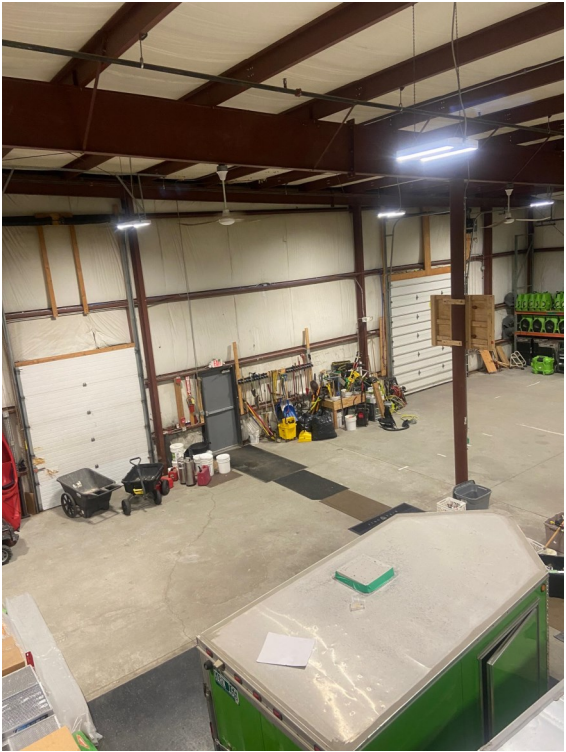
520 Avenue D, Williston parcel



Floor Plans



Site plan



520 AVENUE D, WILLISTON, VERMONT

V/T Commercial is pleased to offer this premier property for sale at **\$1,295,000**. This is a rare opportunity to acquire a building in one of the area's premier industrial parks. Additional information and tours of the facility are available upon request.

Contact information: Tony Blake tony.blake@vtcommercial.com 802.864.2000 ext. 1

This offer to sell is subject to errors and omissions and change or withdrawal without notice. The acceptance or rejection of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All prospective purchasers are encouraged to seek professional advice and perform their own due diligence.





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