

# Multi-Use Investment Property

## 620 Lawrence Place, Williston, Vermont



Located in the heart of Blair Park, Williston, this ideally located handsome building is perfect for a multitude of users. As part of one of the fastest growing commercial and residential neighborhoods in Vermont, the property enjoys excellent exposure, tremendous access, and potential uses from retail to office to light industrial and more. Comfortably situated on a 1.059 acre lot with visibility from a variety of directions, the 23 year-old building consists of 5,088 usable square feet. Multiple access points, including two overhead doors, emphasize its flexible design for a variety of uses. 620 Lawrence Place has been impeccably maintained and awaits its next keeper! Call for a tour!



For more information, please contact:

**Tony Blake** 802.864.2000 X 1  
[tony.blake@vtcommercial.com](mailto:tony.blake@vtcommercial.com)

208 FLYNN AVE., STUDIO 21  
BURLINGTON, VT 05401

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



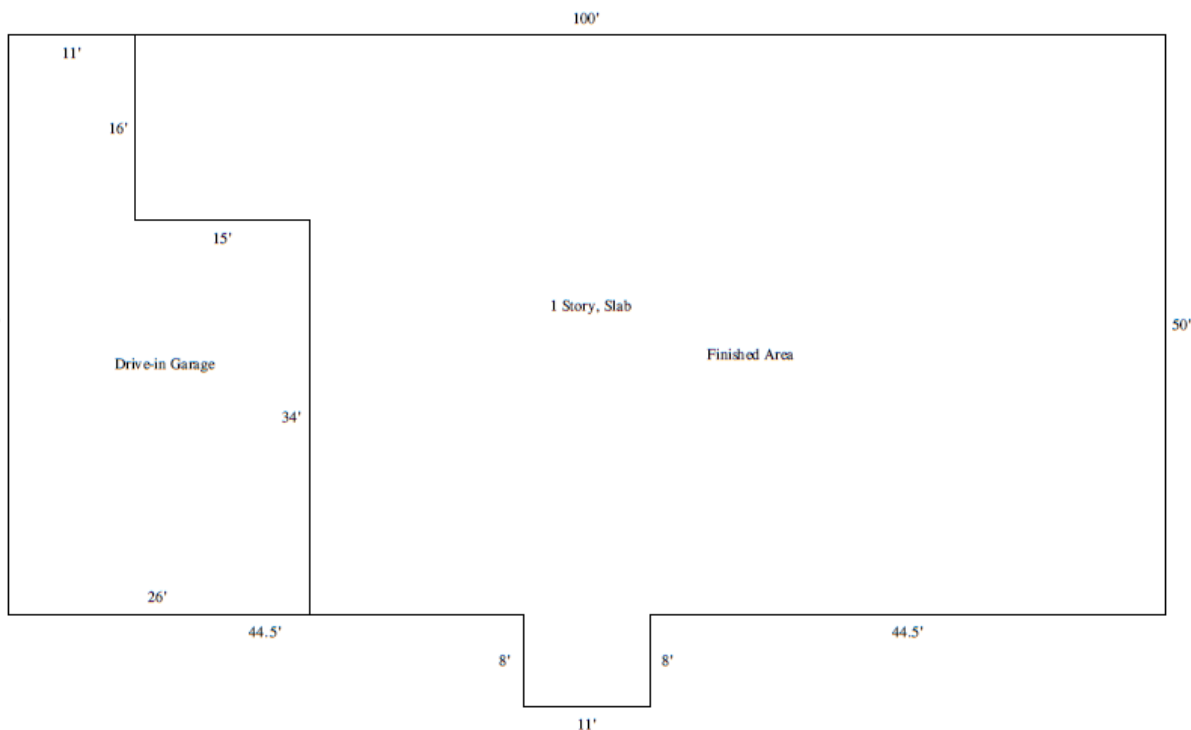
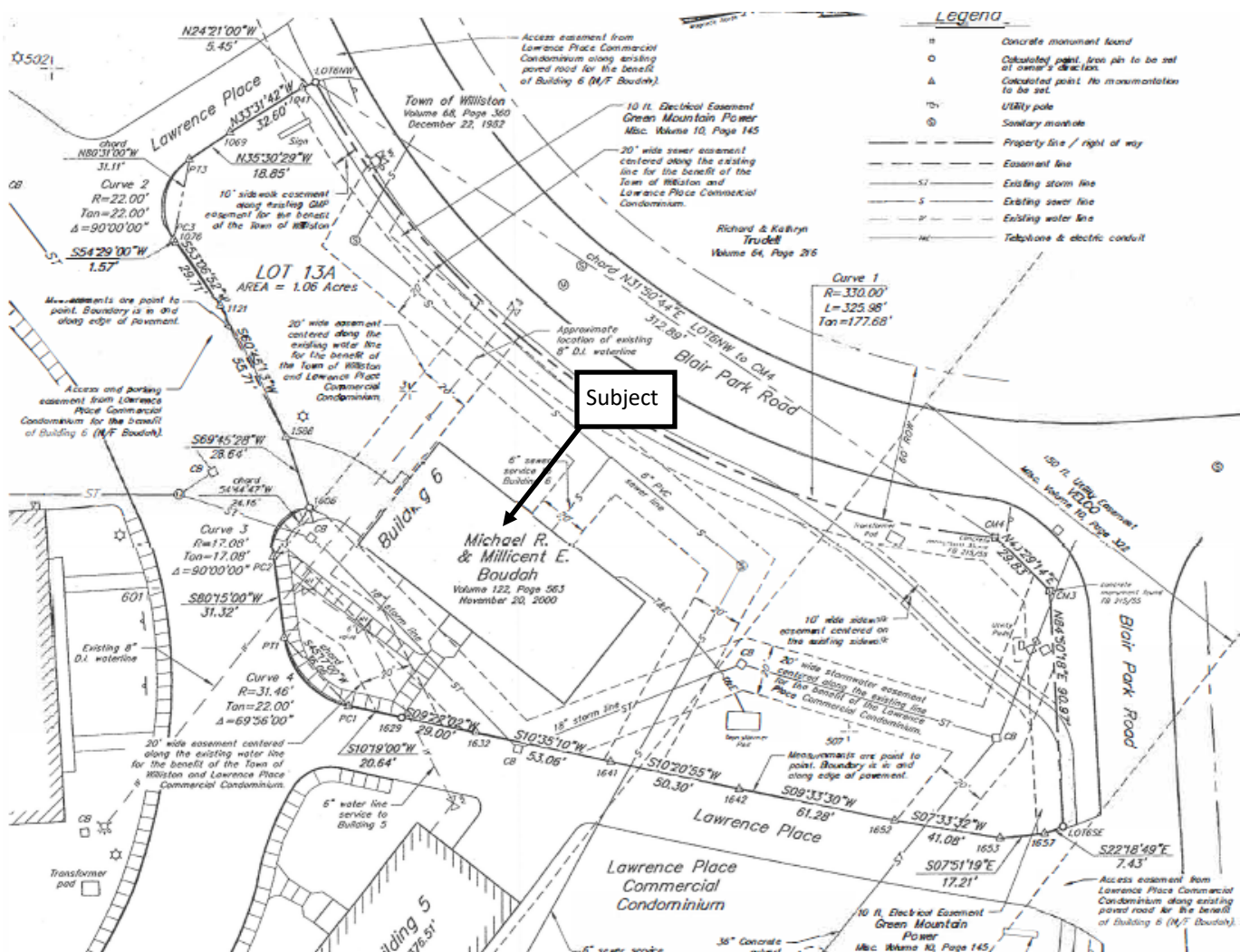


# Property Summary

**Lot Size:** 1.059+/- acres  
**Building Size:** 5,088+/- square feet  
**Parcel ID:** 08062.008006  
**Frontage:** Lawrence Place (private)—575.18 feet  
Blair Park Road (public)— 446.78 feet  
**Exposure:** Route 2A, Lawrence Park, Blair Park  
**Parking:** Asphalt, 2 on-site, 14 in common area  
**Utilities:** Green Mountain Power, Vermont Gas, Municipal water & sewer  
**Topography:** Level to gently sloping  
**Zoning:** Business Park, located within Taft Corners Form-Based Code Overlay District— numerous permitted uses  
**Landscaping:** Excellent well-kept coverage with poured concrete sidewalks  
**Assessment:** \$577,370 (Equalized rate @ 77.73% = \$742,789)  
**Property Tax:** \$12,281.82 FYE June 30, 2024

**Stories:** One on grade  
**Foundation:** Poured concrete slab  
**Frame:** Wood frame  
**Exterior:** Vinyl and wood clapboard  
**Windows:** Multiple insulated double-hung units  
**Roof:** Asphalt shingle  
**Siding:** Vinyl  
**Loading Doors:** Two at-grade overhead doors, south side  
**HVAC:** 79% is served by two systems; garage bay area has a suspended gas-fired heater  
**Plumbing:** Two restrooms; one is fully ADA compliant with a shower. Copper and PVC  
**Suppression:** Building is sprinklered throughout  
**Clearance:** Interior at approximately 10'  
**Miscellaneous:** Subject property was previously part of the Lawrence Park Commercial Condominium. An amendment to the association allowed this property to be fee simple but grants access to utility easements and non-exclusive parking rights. The property continues to be responsible for 9.11% of snow plowing and landscaping maintenance of the larger project.











# 620 Lawrence Place, Williston, Vermont

V/T Commercial is pleased to offer this premier property for sale at **\$1,100,000**. This property is ideal for an owner/user who can take advantage of its great location and variety of potential uses. Alternatively, an investor who has a potential tenant for the vacant space will find this property easy to maintain and lease.



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*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