# FOR SALE OR LEASE

### **ICONIC FORMER RESTAURANT PROPERTY**

1834 Shelburne Road, South Burlington, VT



Located on heavily traveled Shelburne Road/US Route 7, the former Pauline's Restaurant is immediately available. With over 25,000 daily traffic counts, this property is highly visible and accessible. A handsome two-story wood-framed building with ample parking, the opportunity to utilize its current layout for another restaurant or a conversion to a variety of other uses. Priced below the municipal assessment, this is a unique opportunity to acquire or lease a terrific property.

SIZE:

3,782 +/- SF on .65 acres

USE:

Commercial

PRICE:

\$825,000 or \$5,500/month NNN

**AVAILABLE:** 

Immediately

**PARKING:** 

40+ spaces

**LOCATION:** 

1834 Shelburne Road, South Burlington

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:

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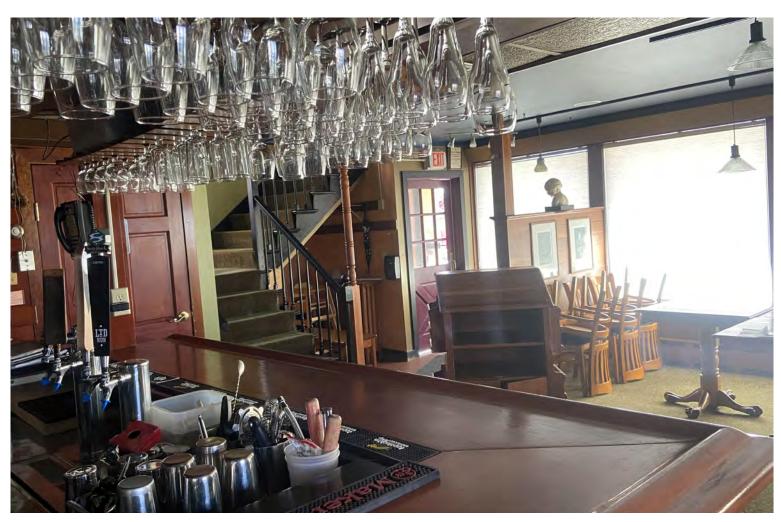


















## Vermont Real Estate Commission Mandatory Consumer Disclosure



[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;

I / We Acknowledge

- 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

This form has been presented to you by:

Receipt of This Dis		The 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		

