

FOR SALE

THE ROCK IS FOR SALE

73 Thompson Street, South Burlington, VT



VT Commercial is pleased to offer for sale this well maintained multi- purpose church property located in Meadowlands Business Park in South Burlington just off of Route 116. Known as The Rock. Built on Lot 11 and constructed by Neagley Chase Construction in 2006, a nicely designed 100' x 75' (7500 SF) single story building with sandwich panels & metal beam construction with a 4' decorative brick skirt facade, standing seam metal roof, a wet sprinkler system, 220V/225A three phase power, ceilings range 9.5'-18.5' and a nicely landscaped site. Flat 3.1 acre parcel, w/ 120 parking spaces, a back yard full of community gardens & raised beds. A well cared property that looks nearly new. Permitted for a 300 person capacity sanctuary, an assembly area with capacity for 70 people for church events, nice office area for up to 6 people, a small daycare for 14 children and 4 employees. Circular front driveway that allows for covered pull up and drop off. Municipal W/S.

SIZE:

7,500 SF +/- on 3.1 acre lot

PERMITTED USE:

Commercial, Multi-Use

PRICE:

\$1,450,000

AVAILABLE:

At Closing, Deed 1582 Book, 273 Page

PARKING:

120 parking spaces on site

LOCATION:

Just off of Route 116 in Meadowlands

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:

LINDA I. LETOURNEAU

802-343-2107

linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com







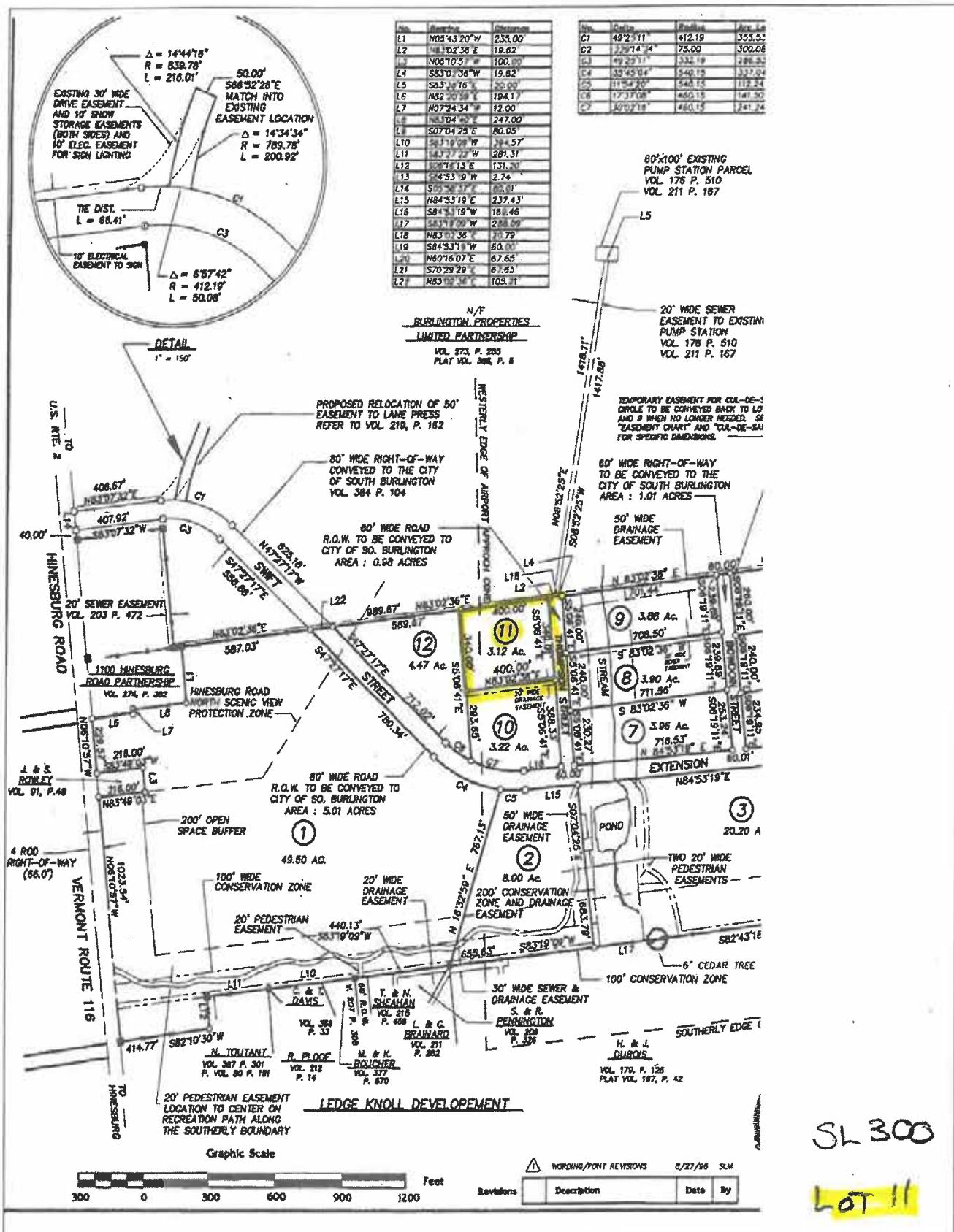












Subject Site – survey (recorded on municipal slide 300)

REVISIONS	1
SPUD/DR. NO.	1000
DATE	10/20/05
DRAWING NO.	0548

REVISIONS	1
SPUD/DR. NO.	1000
DATE	10/20/05
DRAWING NO.	0548

CHAMPAIGN CONSULTING ENGINEERS
36 PERIN ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05436
(802) 653-0000
(802) 654-1878 FAX



THE ROCK OF GREATER BURLINGTON
73 THOMPSON STREET
LOT II MEADOWLANDS BUSINESS PARK
Vermont
SOUTH BURLINGTON
SITE PLAN

DRAWING NO.	0548
SPUD/DR. NO.	1000
DATE	10/20/05
DRAWING NO.	0548
SPUD/DR. NO.	1000
DATE	10/20/05

C-2
SCANNED

120 parking spaces

ZONING REQUIREMENTS	
ITEM	REQUIREMENT
MINIMUM LOT SIZE	3.0 ACRES
FRONT SETBACK	50'
SIDE SETBACK	35'
REAR SETBACK	35'
MAX. FRONT YARD COVERAGE	30%
MAX. LOT COVERAGE-BUILDINGS	30%
TOTAL LOT COVERAGE	50%
PARKING:	0.3 SPACES / SEAT
REFUGES -	5 HANDICAP SPACES
CLUTED ISLANDS	12%
SOUTH INDICATED CLASS II WETLAND BUFFER	227' F. PARKING 817' F. BUILDING TOTAL = 1,044' SF
CLASS II WETLAND BUFFER CLASS II WETLAND BUFFER	0' F. PARKING 0' F. BUILDING TOTAL = 0' SF
TOTAL = 120 SPACES	
12.8%	

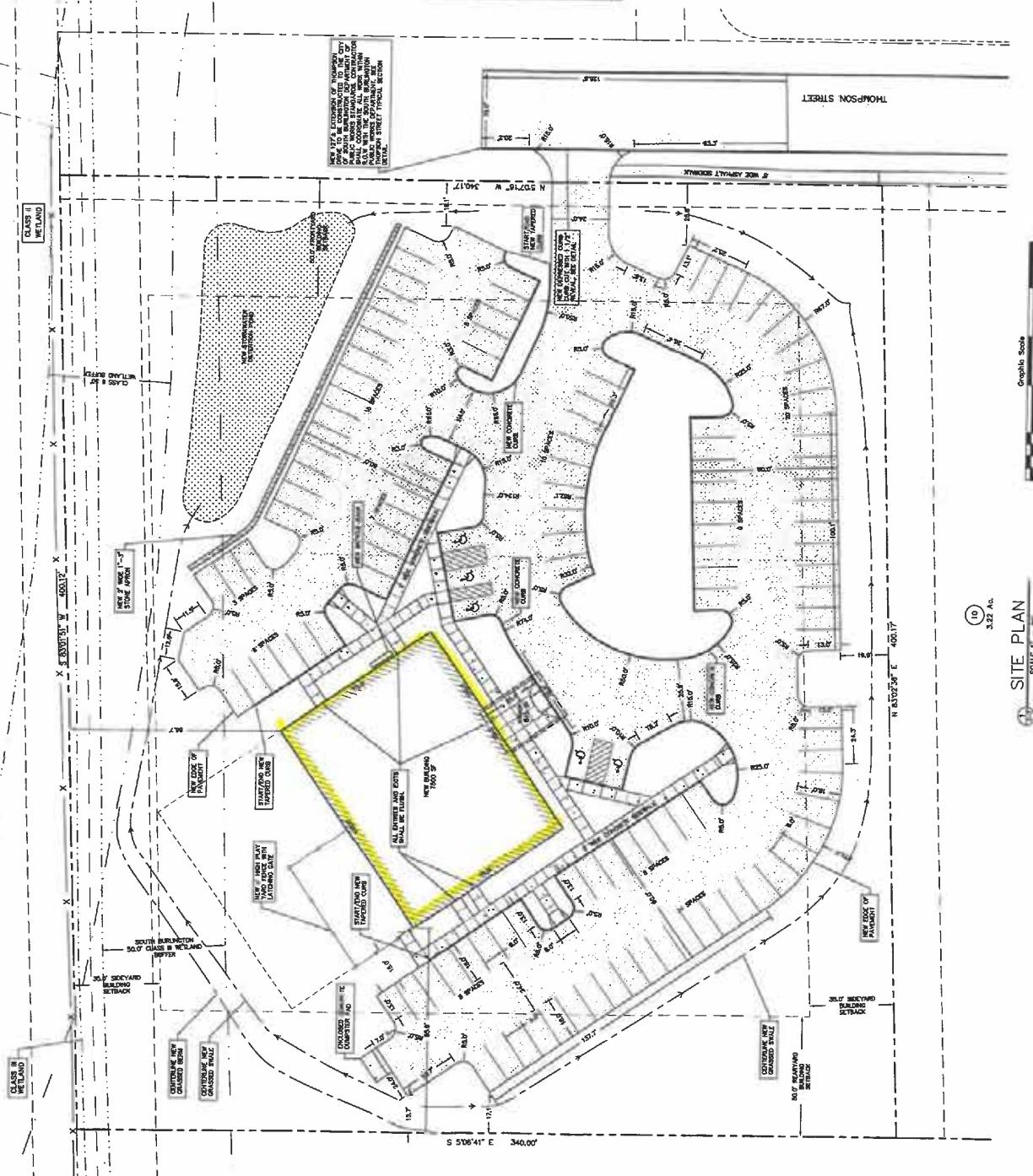
"APPROVED"
Department
Environmental Construction
Approved By *[Signature]*
Permit # 0548-4-2524
Date: 10-20-05

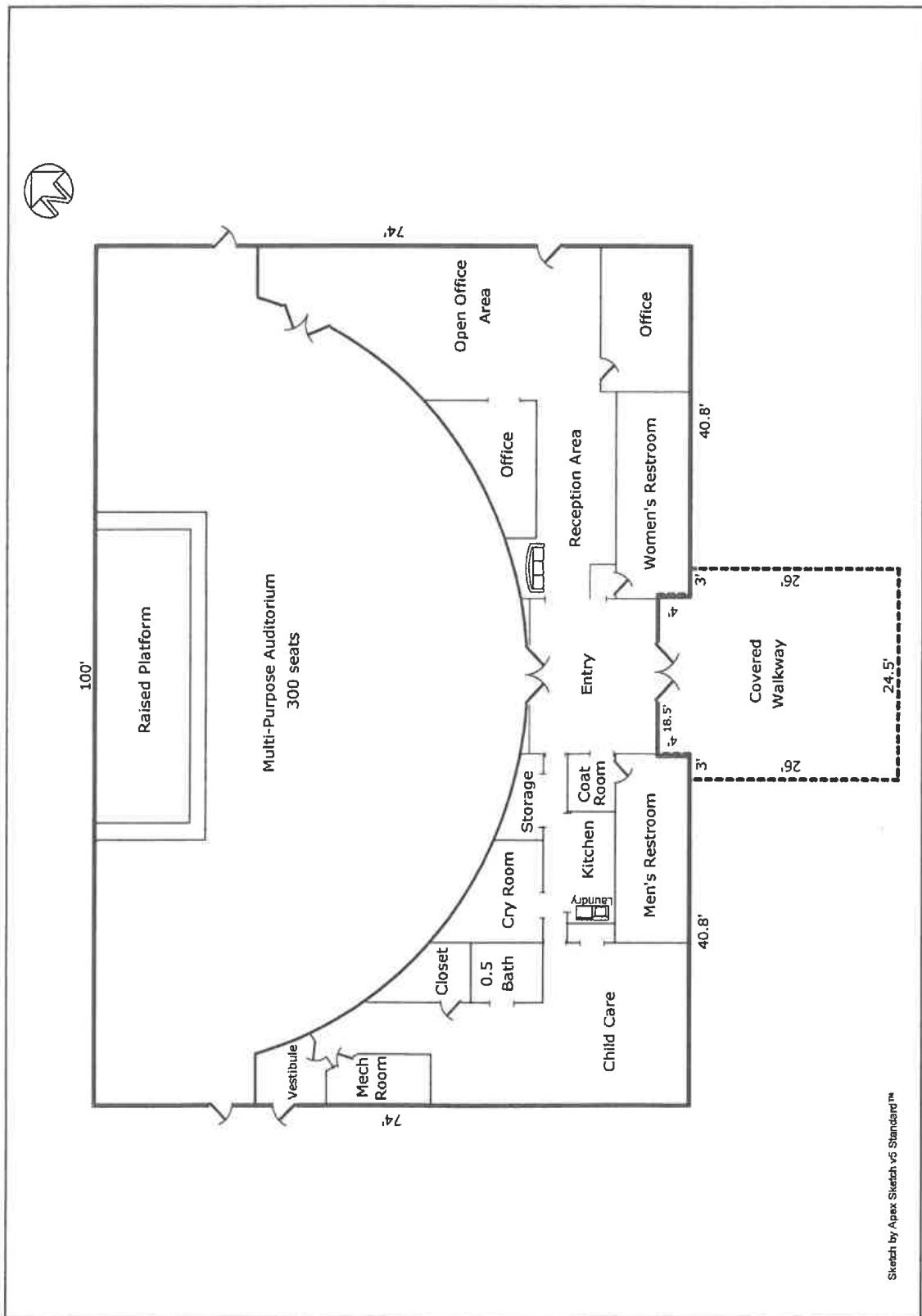
LEGEND

PROPOSED CONTOUR
EXISTING CONTOUR
PROPERTY LINE
FENCE
WETLAND / WETLAND BUFFER
DRAINAGE SWALE

WIL-4-2524

SCANNED





Sketch by Apex Sketch v6 Standard™

ZONING

XII. ZONING

Zoning District	Industrial and Open Space (I-O)
Minimum Lot Size.....	3 acres
- front yard minimum setback	50 feet
- side yard minimum setback.....	35 feet
- rear yard minimum setback.....	50 feet
Maximum Site Coverage (Buildings Only).....	30%
Maximum Site Coverage (Buildings & Other Surfaces).....	50%
Maximum Building Height (Principal)	35 feet (flat) / 40 feet (pitched)
Maximum Building Height (Accessory)	15 feet
Permitted Uses [†]	single family dwelling; horticulture & forestry with on-premise sales (3 acre minimum lot size); horticulture & forestry with-out on-premise sales; single-family dwelling related to agriculture; additional dwellings for farm employees; parks; personal instruction facility; recreation paths; animal shelter; cannabis dispensary (cultivation only); child care facility, licensed non-residential; commercial kennel, veterinary hospital and pet day care; contractor or building trade facility; family child care home, registered or licensed; printing & binding production facilities; processing and storage; research facility or laboratory; retail food establishment <5,000 SF GFA
Permitted Uses (within a PUD) [†]	community center; commercial greenhouse; convenience store <3,000 SF within principle structure; light manufacturing; manufacturing & assembly from previously prepared materials & compounds; office, general; office, medical (Transit Overlay District only)
Permitted Uses (for Accessory Use) [†]	financial institution; personal or business service, up to 3,000 SF GFA per any one principal structure; photocopy & printing shops, with accessory retail; recreation facility, indoor; restaurant, short order; retail and retail services up to 3,000 SF GFA within any one principal structure
Conditional Uses	cemeteries; funeral homes and mortuaries
Zoning Compliance	yes
Zoning Conformance.....	yes*

[†] See Applicable Zoning Regulations in addenda.

* No action has been taken to verify adherence with current setbacks or other key dimensional requirements. It is assumed that this property is in conformance with current zoning either through current regulations or through grandfathering of the



State of Vermont

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

Environmental Protection Rules,

Chapter 1, Wastewater System and Potable Water Supply Rules, Effective January 1, 2005

Chapter 21, Water Supply Rules, Effective April 25, 2005

Case Number: WW-4-2581

PIN: EJ96-0381

Landowner: Summer Ice Joint Ventures, Inc.
c/o Mark Neagley
P.O. Box 2283
South Burlington VT 05407

This permit affects property referenced in deeds recorded in Book 387 Page 439 of the Land Records in South Burlington, Vermont.

This project, consisting of a 7500 square foot church with 300 sanctuary, an assembly area with a maximum capacity of 70 people for church events, an office with 6 employees, and, a daycare with 14 children and 4 staff to be constructed on Lot #11 approved by Permit #EC-4-2004 served by municipal water and wastewater services located at 73 Thompson Street in the City of South Burlington, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

This does not constitute approval under Act 250 case number 4C1005.

GENERAL

1. This permit does not relieve the permittee from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Environmental Conservation, Water Supply Division – telephone (802) 241-3400, the Department Public Safety, Division of Fire Safety – telephone (802) 828-2106 or (802) 879-2300, and local officials prior to proceeding with this project.
2. The project shall be completed as shown on the following plans that have been stamped “approved” by the Wastewater Management Division:

Job No. 25187, Sheet C-1 “Existing Conditions” dated 12/05/05 last revised 1/30/06; Sheet C-2 “Site Plan” dated 11/30/05 last revised 1/30/06; Sheet C-3 “Grading & Utility Plan” dated 12/05/05 last revised 1/30/06; Sheet C-5 “Details” dated 12/05/05 last revised 1/30/06; and Sheet C-9 “Specifications” dated 12/05/05 last revised 1/30/06 (for sanitary water and sewer pipe installation) prepared by Champlain Consulting Engineers.

3. The project shall not deviate from the approved plans in a manner that would change or affect the exterior water supply or wastewater disposal systems, building location, or, the approved use of the building, without prior review and written approval from the Wastewater Management Division.
4. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for the recording of this permit in the South Burlington Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
5. All conditions set forth in Permit #EC-4-2004 shall remain in effect except as modified or amended herein.
6. The Wastewater Management Division now reviews the water and wastewater disposal systems under 10 V.S.A., Chapter 64 – Potable Water Supply and Wastewater System Permit.
7. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations.
8. A copy of the approved plans and this permit shall remain on the project during all phases of construction, and upon request, shall be made available for inspection by State or local personnel.
9. The Division has relied solely upon the licensed designers certification that the design-related information submitted was true and correct, and complies with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules.

WATER SUPPLY & WASTEWATER DISPOSAL

10. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a certification from a designer or the installer, signed and dated, that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

This shall include the water service and sanitary sewer lines to the structure.

11. The project is approved for water supply by connection to the municipal water system as depicted on the approved plans. The project is approved for a maximum of 1,229 gallons of water per day. The Wastewater Management Division shall allow no other method, or location of obtaining potable water without prior review and approval.

12. The project is approved for wastewater disposal by the construction of a connection to the municipal wastewater treatment facility as depicted on the approved plans. The project is approved for a maximum of 1,092 gallons of wastewater per day. The Wastewater Management Division shall allow no other method, or location of wastewater disposal without prior review and approval.

Dated at Essex Junction, Vermont on April 24, 2006.

Jeffrey Wennberg, Commissioner
Department of Environmental Conservation

By Ernest Christianson
Ernest Christianson
Regional Engineer

C For the Record
South Burlington Planning Commission & Select Board
The Rock of Greater Burlington
Champlain Consulting Engineers
Water Supply Division
Act 250 District Environmental Commission #4
Department of Public Safety, Division of Fire Safety



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