FOR SALE

INVESTMENT PROPERTY IN BURLINGTON'S CBD

119-125 South Winooski Avenue, Burlington, Vermont

119–125 South Winooski Avenue is a fully leased retail and office property in the heart of Burlington's Central Business District. Located across from the Fleming Free Library, this brick-and-stone building offers excellent visibility and accessibility. The ground floor is leased to Dobra Tea, a longtime retailer of 20+ years featuring a bohemian tearoom and loose-leaf tea shop. The upper floors are leased to Music Contact International, which has specialized in custom performance tours worldwide since 1987. Well maintained and offered for sale for the first time in nearly 30 years, this exceptional property is ready for its next owner. Contact us to schedule a tour.

AVAILABLE SPACE:
9,144 +/- SF on 3,055 SF land

USE:
Commercial

PRICE:
$1,500,000

AVAILABLE:
Immediately

PARKING:
Public

LOCATION:
119-125 South Winooski Ave., Burlington

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.

VT COMMERCIAL

For more information, please contact:

YVES BRADLEY | TONY BLAKE

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BURLINGTON, VT 05401

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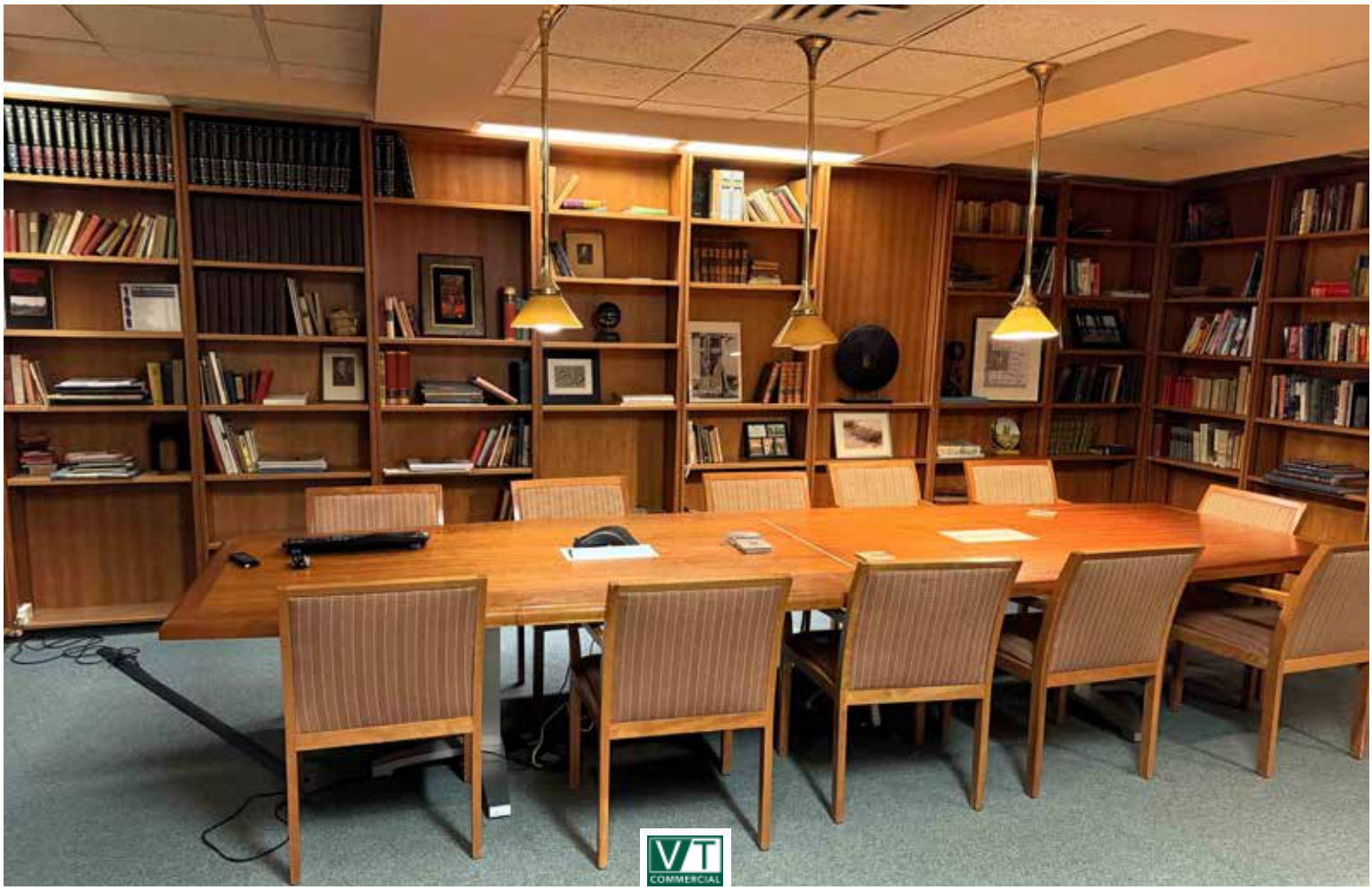
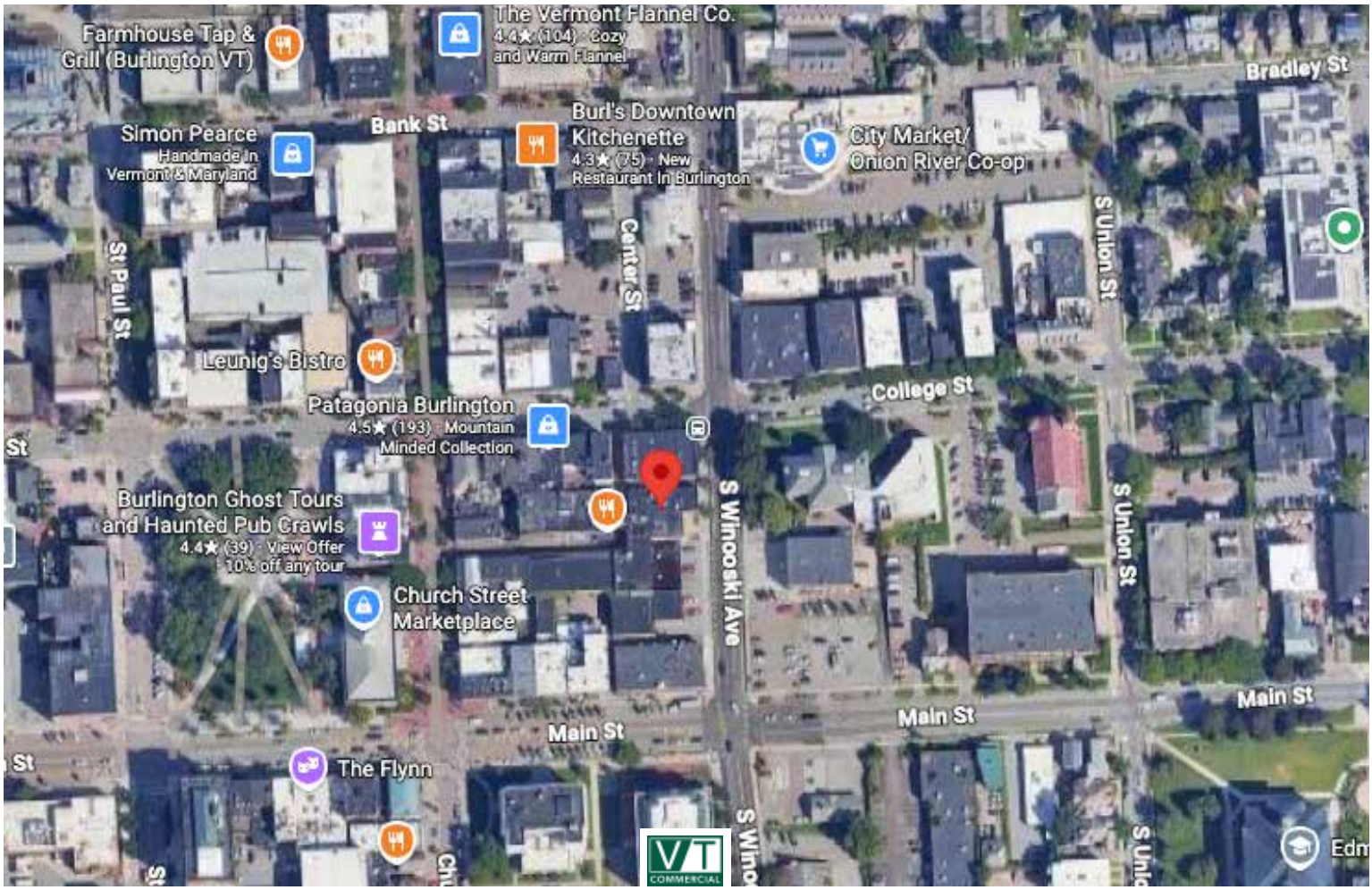
BUNN




Farmhouse Tap & Grill (Burlington VT)
The Vermont Flannel Co.
4.4★ (104) · Cozy and Warm Flannel
Bradley St
Simon Pearce
Handmade in Vermont & Maryland
Bank St
Burl's Downtown Kitchenette
4.3★ (75) · New Restaurant In Burlington
City Market/ Onion River Co-op
St Paul St
Center St
S Union St
Leunig's Bistro
College St
Patagonia Burlington
4.5★ (193) · Mountain Minded Collection
Burlington Ghost Tours and Haunted Pub Crawls
4.4★ (39) · View Offer
10% off any tour
S Winooski Ave
Church Street Marketplace
Main St
The Flynn
VT COMMERCIAL

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

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

_____
Printed Name of Real Estate Brokerage Firm

_____
Printed Name of Agent Signing Below

_____
Signature of Agent of the Brokerage Firm Date