

FOR SALE

STAND ALONE OFFICE BUILDING

478 Blair Park Road, Williston, VT



VT Commercial is very excited to offer to the market this well cared for stand along office property. Two buildings on a sprawling 1.75 acre lot right in the heart of Blair Park - Taft Corners, Williston. Ideally located close to Interstate 89, Exit 12. 1984 Wood frame construction with metal standing seam roof, recently remodeled with Hardy Board siding and Anderson windows. Municipal Water & Sewer, onsite parking for 25 vehicles, Chargepoint dualport DC electric car charger, 240 V/600 amps, single phase power, wet sprinkler system in place and a beautifully landscaped lot. Owner has installed heat pumps in mostly every room to allow for temperature controlled rooms.

SIZE:

6,400 SF Main building plus 1,344 SF 2nd building on 1.75 acre site

USE:

Office. Form Based Code.

PRICE:

\$1.7M (RE Taxes \$23,256.16)

AVAILABLE:

At Closing

PARKING:

25 On-site

LOCATION:

478 Blair Park Rd., Williston, VT

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

STAND ALONE OFFICE BUILDING

Additional Property Information

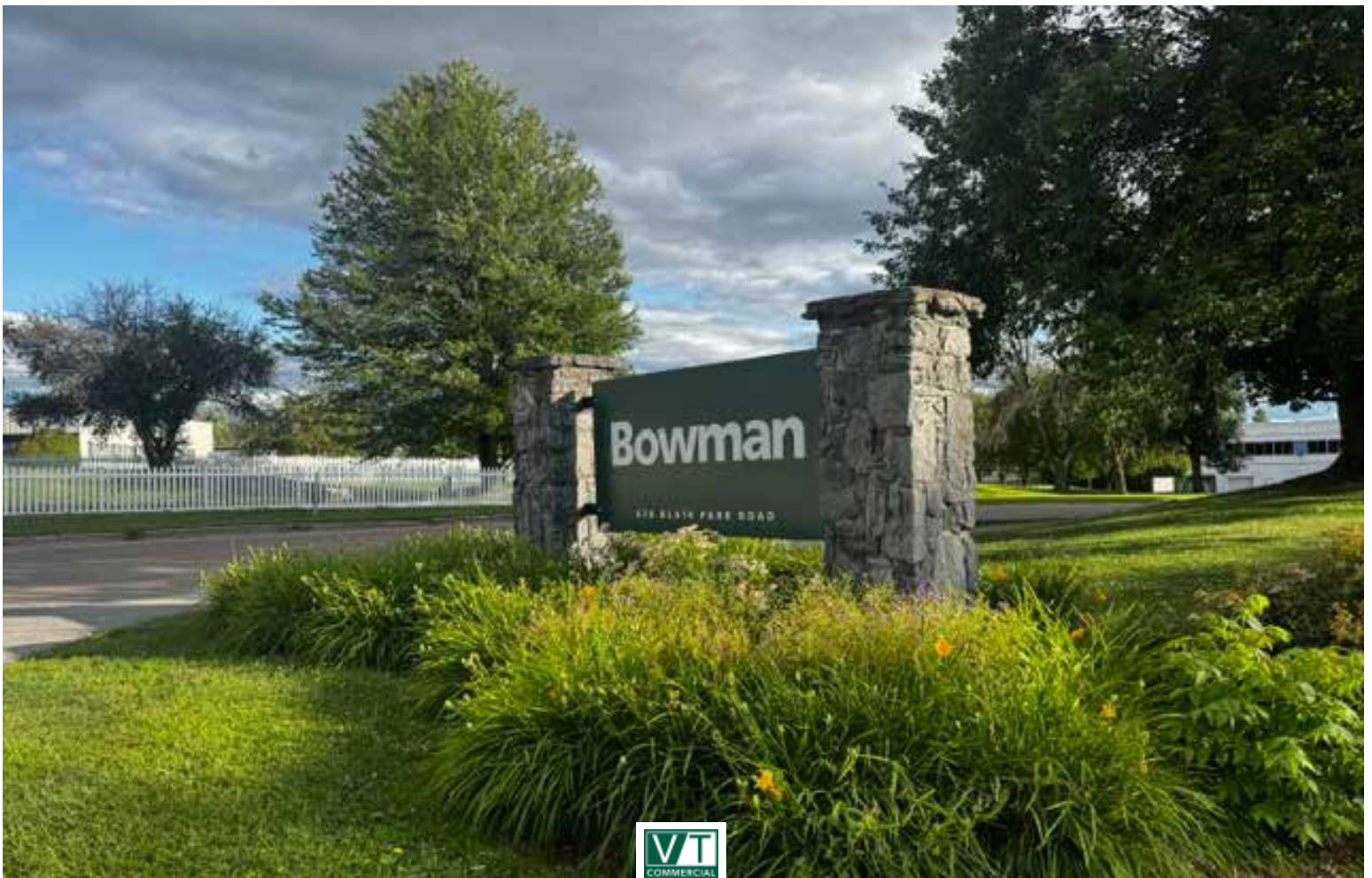
This 3 story building has a nice deck on the front adding to its curb appeal and offering a wonderful place to break away for informal meetings and to catch a breath of fresh air! The back of the buildings offers a patio area for staff BBQ's & break area. Around the back of the property is a 1344 SF two story second building, built as a garage/dry storage/office. Appliance included and so is the custom made wooden conference room table! This irregular shaped lot offers nice curb appeal with 432' of frontage on Blair Park Rd and potential room for expansion.

- Easy to find location
 - Currently occupied by Bowman (formerly Trudell Engineering) with lease in place until Feb 2032.
 - Many single and double offices, kitchenette with dishwasher, multiple bathrooms/shower, conference room and nice welcoming admin areas offering a contemporary feel. This property offers a very nice corporate setting.
 - Property being sold as is condition. The full build out of the garage into office space is not 100 % completed.
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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;
- 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