FOR SALE

AMAZING INVESTMENT/REDEVELOPMENT OPPORTUNITY

117-119 North Street, Burlington, VT



Don't miss this great opportunity to acquire a prominent commercial property in Burlington's vibrant North Street corridor that has not been sold since 1988. Home to the long-established Gordon Stamp & Engraving, this substantial property offers approximately 7,568 square feet of finished above-grade space and is well-suited for a variety of owner-user, warehouse, retail, service, or redevelopment housing opportunities.

SIZE:
11,348 Gross and 7,568 Finished on .11 acres of land

USE:
Mixed Use

PRICE:
$650,000

AVAILABLE:
Immediately

PARKING:
On-site

LOCATION:
117-119 North Street Burlington, VT

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:

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BURLINGTON, VT 05401

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Additional Property Information

Constructed with durable concrete block and steel framing, the building provides exceptional structural integrity and functionality. The flexible interior layout accommodates office, showroom, retail, storage, and operational uses, while the rear garage space offers vehicle access for loading and unloading. The large above grade footprint coupled with 9 foot ceilings in the basement of the main building, leaves plenty of room for storage.

Positioned on a highly visible North Street location with easy access to downtown Burlington, the waterfront, and major transportation routes, this property presents a unique opportunity for businesses seeking a centrally located facility with a strong operational foundation.

The Gordon Stamp and Engraving business has been serving Chittenden county, Vermont and beyond since 1957. It is the only engraver in the County and is INCLUDED in the sale if the buyer wishes to take it over. Current owners will ensure a smooth transition to the next business owner by consulting for 60 days post sale.

Owner financing is available for qualified buyers, creating an attractive acquisition opportunity with flexible purchase terms.

Property Highlights:

- 7,568 SF of finished above-grade space
- Established location of Gordon Stamp & Engraving
- Concrete block and steel construction
- Owner financing available
- Ideal owner-user or redevelopment opportunity
- Engraving business included




Reference
CONFERENCE ROOM





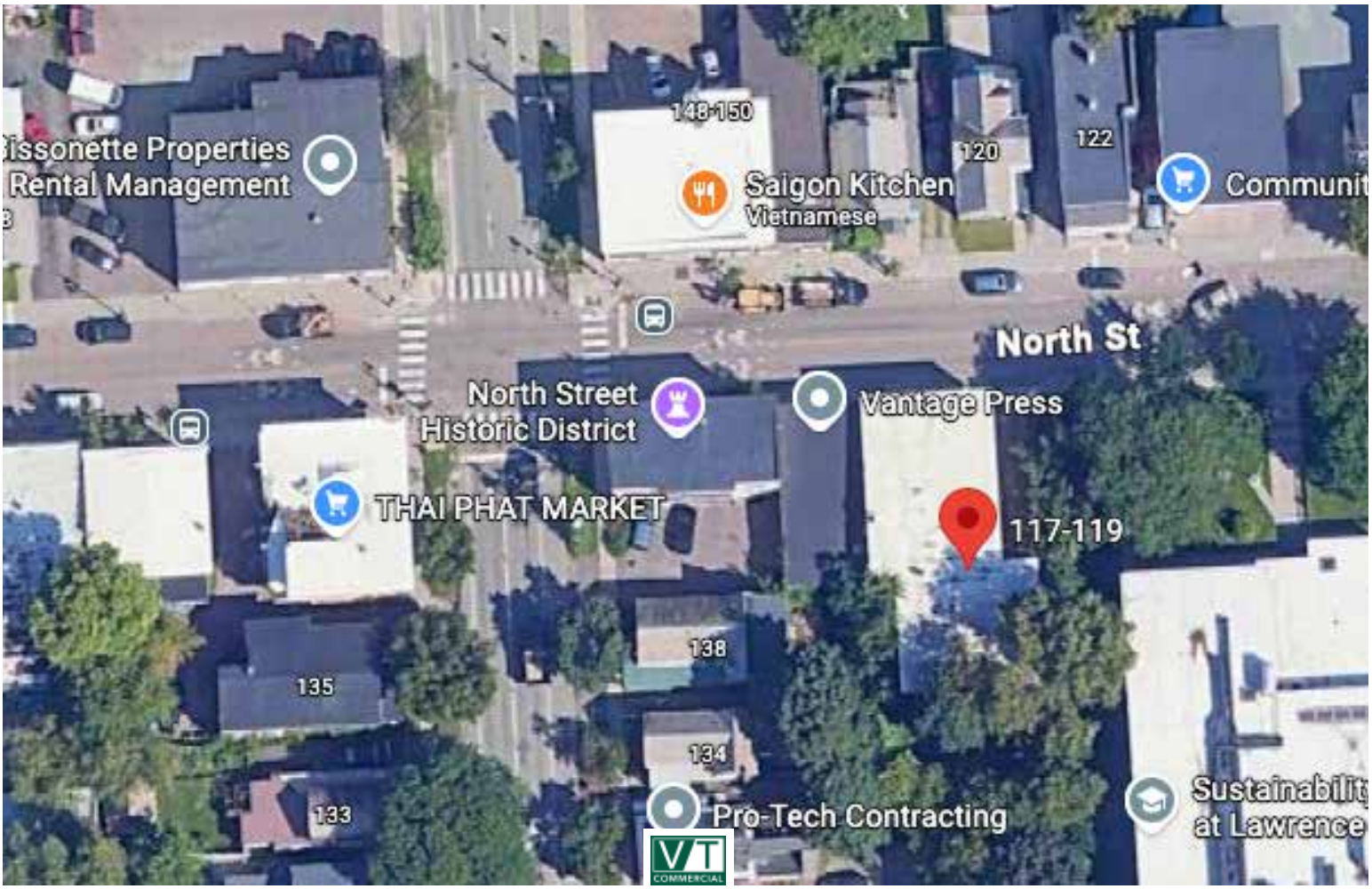







Ducane




148-150
120
122
Saigon Kitchen
Vietnamese
North St
North Street
Historic District
Vantage Press
THAI PHAT MARKET
117-119
138
135
134
133
Pro-Tech Contracting

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