FOR SALE

RARE COMMERCIAL FIND: TURNKEY, HIGH-VISIBILITY, AND READY FOR YOUR VISION AT 279 N. WINOOSKI AVE!

279 North Winooski Avenue, Burlington, VT



Discover the unmatched versatility of 279 North Winooski Avenue, an exceptionally priced standalone building perfectly zoned for Neighborhood Mixed Use (NMU). Listed at just $475,000, this 4,082-square-foot property offers an incredible value proposition at a fraction of the cost of typical downtown commercial real estate. Fully renovated and insulated, the building features a layout ideal for a community drop-in center, office space, or non-profit or health care facility. Complete with a full kitchen, updated mechanical systems, and ADA-compliant with an elevator, the facility is completely turnkey and ready for immediate operational use.

SIZE:
4,082 +/- SF on 1,995 +/- SF of land

USE:
General office, medical, retail, potential for residential conversion

PRICE:
$395,000

AVAILABLE:
Immediately

PARKING:
On Street Only

LOCATION:
279 North 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:

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BURLINGTON, VT 05401
www.vtcommercial.com

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Additional Property Information

Positioned on a strategic, high-visibility corridor, this property benefits from heavy local foot traffic and excellent municipal accessibility. The real estate structure sits on a secure 100-year ground lease with the trusted Champlain Housing Trust, allowing you to acquire substantial building equity and infrastructure without the premium cost of Burlington properties. Whether you are an established non-profit looking to expand your footprint, a local business seeking a vibrant flagship location, or an investor tracking high-yield community spaces, 279 North Winooski Avenue represents a rare, low-overhead entry point into Burlington's highly competitive commercial market.


















VT
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Archibald St
Archibald St
VT Sim Racer
Gold Restaurant
N Winooski Ave
Vermont Legal Aid
Burlington
Children's Space
May Day
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

9/24/2015