

4066 Shelburne Road  
Shelburne, Vermont



For Lease  
Office/Retail

### Excellent Location

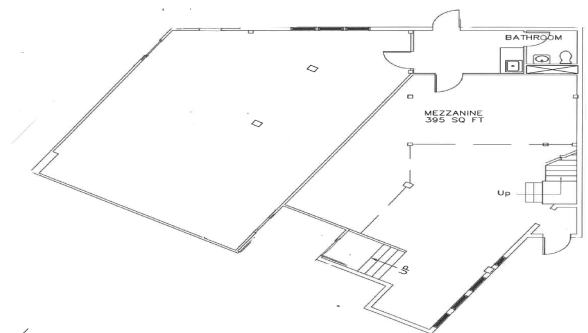
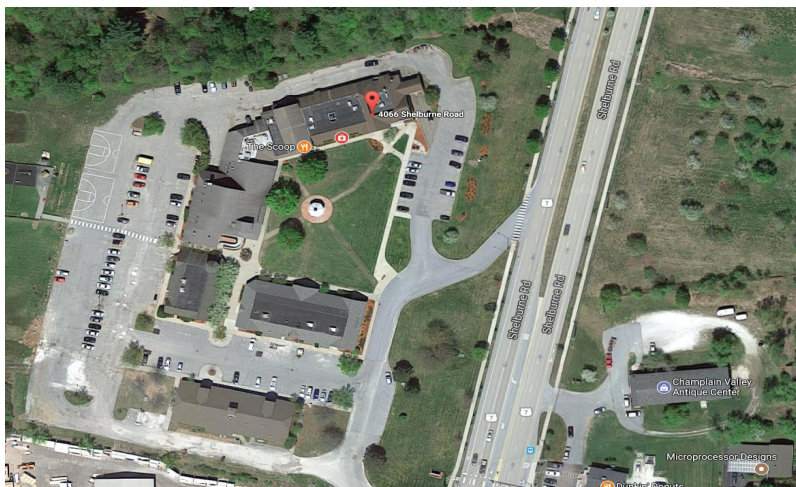
Office/retail space off Route 7 in Shelburne available for immediate occupancy. Approximately 2,035 SF plus loft space. Private bathroom, private entrance, easy access in and out, ample parking and great neighbors in this quaint Shelburne complex. \$8.53/SF plus CAM of \$5.88/SF. Other tenants in the building include Archie's Grill and Scoop Shop, a popular food destination, Balance Chiropractic and Vermont Ballet Theater School.

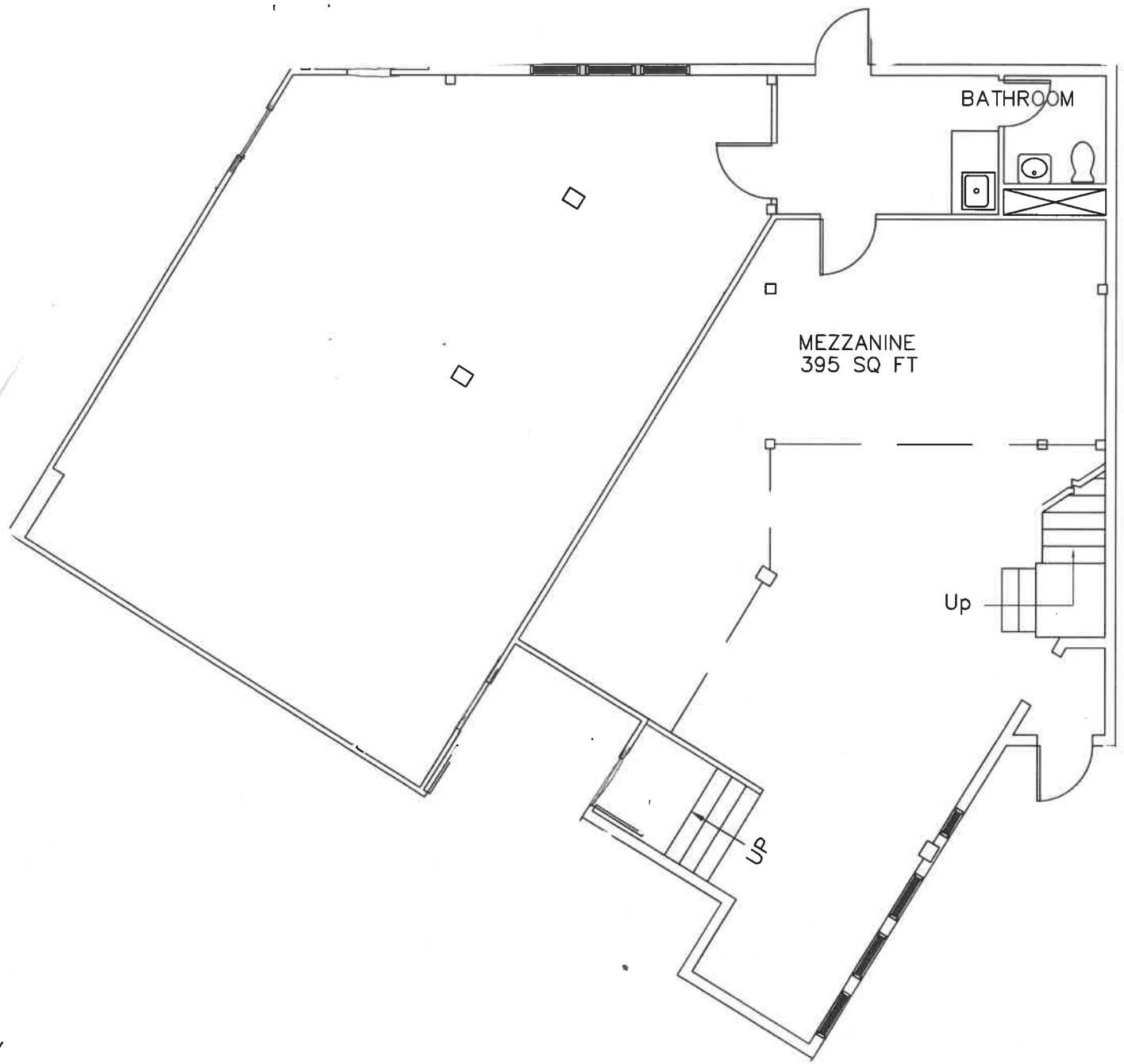
### Offered

For Lease	\$8.53/SF NNN
CAM	\$5.88/SF
Square Footage	2,035 SF

### Location

Street	4066 Shelburne Road
Town	Shelburne
State	Vermont





BATHROOM

MEZZANINE  
395 SQ FT

Up

UP