

2026 Williston Road South Burlington, Vermont

Pine Computers Building For Sale





Nedde Real Estate · fcresta@neddere.com · P 802.651.6888 · F 802.651.6894 · nedderealestate.com



2026 Williston Road South Burlington, VT For Sale

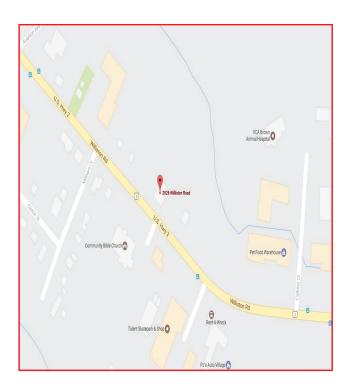
Commercial Property

Excellent Williston Road location with ample traffic offering effective signage and exposure. Features an impressive amount of parking and set up for retail, office or service uses. Town water/sewer and natural gas. Average daily traffic count of 18,400 vehicles.

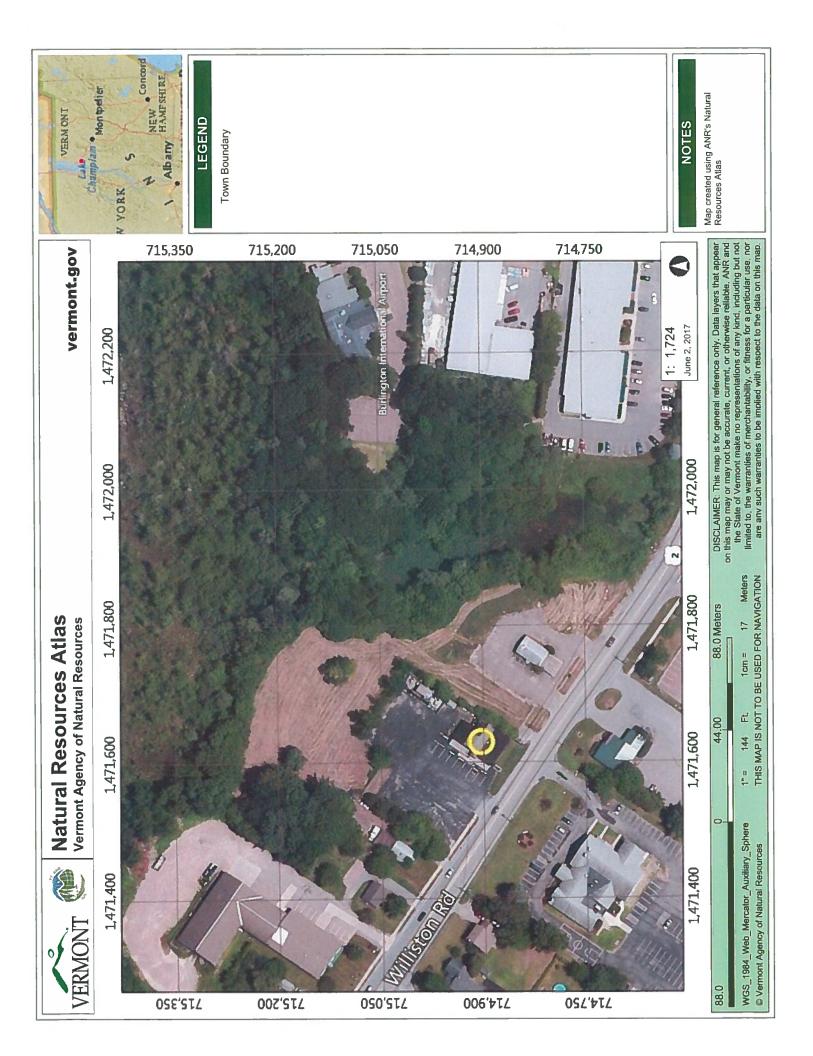
Offered

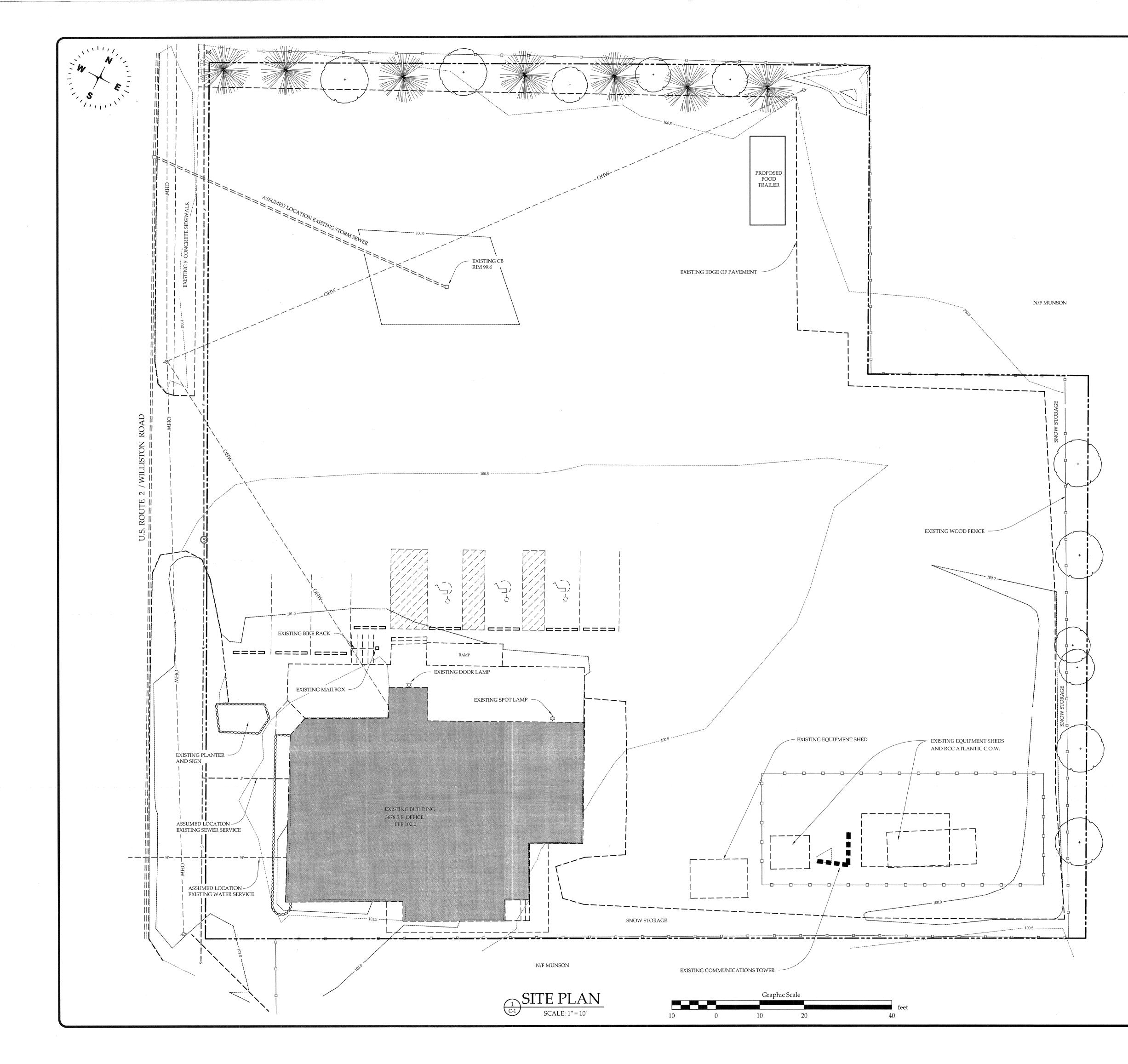
Building Square Footage	3,678 +/- SF
Acreage	
Taxes	
For Sale	\$675,00

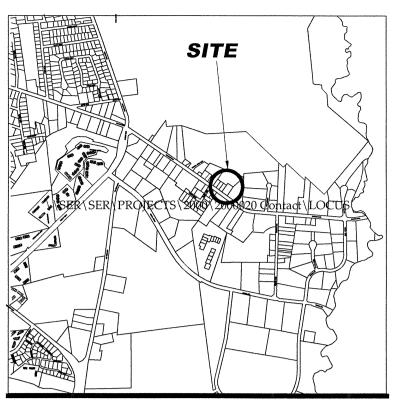




		Commercial Pro	Commercial Property Record Card		Card # 0 Record Status: Date: 05/14/98	Of Total O 5: 0 38
Parcel ID 1810-02026C	Section	1 Data	Section	n 2 Data	Section 2 Data (cont)	ata (cont)
	1: Bldg Type	98 OffBldg	2: BidgType	0 No Data	2: Foundatn	0 No Data
	1: ConstDate	4904	2: ConstDate	0	2: Heat/Cool	O No Data
	1: Age	1 Actual	2: Age	0 No Data	2: Heat Fuel	0 No Data
Property Info	1: Effec YrB	1970	2: Effec YrB	0	2: Cool	0 No Data
Nbhd 17	1: Stories	2	2: Stories	0	2: RoofCover	0 No Data
Exempt 0 No Data	1: Height	8	2: Height	0	2: Roof Type	0 No Data
Validity 0 No Data	1: Sq Ft	3,033	2: Sq Ft	0	2: IntFinish	0 No Data
Deed Book 388	1: Perimeter	211	2: Perimeter	0	2: Int Cond '	0 No Data
Page 82	1: ExtWall	1 Wood	2: ExtWall	0 No Data	2: Flooring	0 No Data
Total Units 0	1: Class	5 D	2: Class	0 No Data	2: Floor Cvr	0 No Data
Total Rooms 10	1: Quality	3 Average	2: Quality	0 No Data	2: Remodel	0 No Data
Total Baths 0	1: Utility	3 Average	2: Utility	0 No Data	2: Air Cond%	0
Frontage 0	1: Condition	4 Average	2: Condition	0 No Data	2: Elevators	0
Eff Frontage 128	1: Structure	1 WoodFrm	2: Structure	0 No Data	2: Ext Cond	0 No Data
Depth Feet 0	1: Foundatn	5 ConcBlk		u v		
Land Sq Ft 36,100	1: Heat/Cool	1 FrcAir		2	ر	
Acreage 0.83	1: Heat Fuel	2 Gas				
Sale Date 01//96	1: Cool	0 No Data				
Sale Price 315,000	1: RoofCover	6 AsphShg				
Last Update 05/07/98	1: Roof Type	1 Gable				
Total Value 316,900	1: IntFinish	3 Office				
Total SQFT 3,033	1: Int Cond	3 Avg		WD 28-46		8
Improv Total 119,100	1: Flooring	1 Softwd	9	[1] 6 / 0 cm0111 / 6		
Land Total 197,800	1: Floor Cvr	1 Carpet				
Total Value 316,900	1: Remodel	0 No Data		-10-		
Prop. Land 0	1: Air Cond%	0		-12		
Prop. Impr 0	1: Elevators	0				
Prop. Total 0	1: Ext Cond	3 Avg				







LOCUS

LEGEND

EXISTING

	PROPERTY LINE EASEMENT LINE BUILDING SETBACK	
	CONTOUR	123
	PEDESTAL	
	CLEANOUT	
	SANITARY SEWER M.H.	3
	STORM SEWER M.H.	D
	STORM SEWER INLET	
	HYDRANT	Υ.
	GATE VALVE	M
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	CABLE T.V.	unnum CTV unnum unum unum unum unum
	OVERHEAD WIRE	
	NATURAL GAS	
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	BARB WIRE FENCE	X
	CHAIN LINK FENCE	······································
	STOCKADE FENCE TREE LINE	
	LUMINAIRE	¢
	UTILITY POLE	ø
	SIGN	
1. OWNER OF RECORD:	BRUCE BARRY 1907 WILLISTON ROAD SOUTH BURLINGTON, VT	
2. APPLICANT:	PINE COMPUTERS, INC. 2026 WILLISTON ROAD SOUTH BURLINGTON, VT	
3. ZONED: MIXED INDUSTR	RIAL/COMMERCIAL	
4. COVERAGE: TOTAL SITE BUILDING = 2,700 S.F PAVEMENT = 26,710 S TOTAL COVERED = 2	9. 7.5% S.F. 74.2%	
FRONT COVERED = 5	5,306 S.F. 67.0%	
INC., 4049 WILLISTON ROA	D TOPOGRAPHIC INFORMATION BY BUTT D, SOUTH BURLINGTON, VT.	
6. PERIMETER PROPERTY LI SPOT-SOUTH BURLINGTON	INE INFORMATION FROM PLAN ENTITLEI N, VT" BY JOHN MARSH.	D "THE HOT
REVISION: 06/24/14 - REMOVED FLOOD LIGHTS, PARKING, ADI	DED SNOW STORAGE AREAS, BIKE RACK,	FOOD TRAILER AND FENCING,
MOVED SHED.	TE PLAN	
	OMPUTERS, INC.	
	ILLISTON ROAD	
	LINGTON, VERM	ONT
		SHEET NO.
RUGGIANO <i>S LAKE STREET</i> ST. ALBANS, VERMONT 05478	SCALE1	DJL CRC = 10'
PHONE - (802) 524-9300 FAX - (802) 524-9700 copyright ©2013 - ruggiano engineering, inc.		1 OF 1 SHEETS

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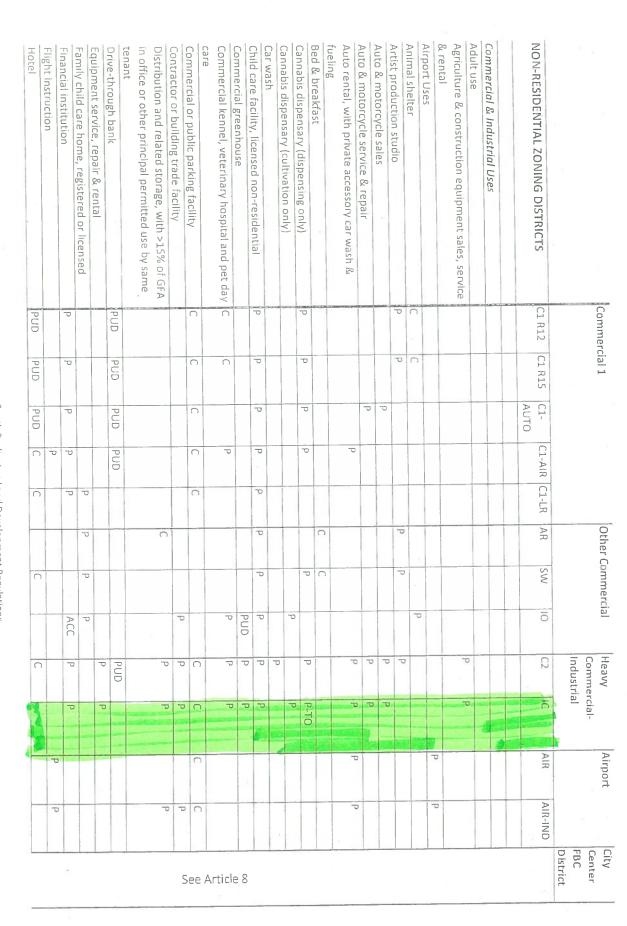
South Burlington Land Development Regulations Effective June 27, 2016

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	Residential Uses													
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Quasi-Public Useslesconditional in all districtslespubppubplity centerCCCCCate care, assisted living, or continuum of facilityCCCCClitypubpubpubCCCClitypubpubPubCCCClitypubpubCCCCClitypubpub(5)pub(5)CCCCnal facilitypub(5)pub(5)PPPPnal facilitypub(5)pub(5)pub(5)CCCCnal facilitypubpppPPPPal facilitypppppPPPPPal facilitypppppppPPPPPal facilitypppppppppPPP<	Additional dwellings for farm employees								7		7			1 1
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or continuum of C	Community center							5	PUD	7				
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	Recreation paths	Permitte	ed in all di	stricts			-		_					
	Skilled nursing facility	C	C			C	0	0		C				
	Social services	C	C		C	C	C	C		C				L

C-Non-Residential 1

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C-Non-Residential 2

APPENDIX C

USES and DIMENSIONAL STANDARDS

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									Industrial				FBC District
NON-RESIDENTIAL ZONING DISTRICTS	C1 R12	C1 R15	С1- АИТО	C1-AIR	C1-LR	AR	WS	10	C2	IC	AIR	AIR-IND	
Hotel, extended stay	PUD	PUD		C	C		C		0				
	P	P											
Indoor vehicle storage, maximum 10,000 square										P-ACC			
feet													
Junk yard								5	2	2	2	3	
Light manufacturing						PUD		PUD	-		1		
Lumber and contractor's yard									T		2	7	
ng & assembly from previously	p	q	ď	q	P			DDd	7	7	7	-	
prepared materials & components													-
Mobile home, RV and boat sales, repair & service						2			τ				
Motor freight terminal									2	C			1
Office, general		P	-	P	P	P	P	PUD	_			-	
Office, medical	-0-	q	Q.	q	G	G		1-004	-				
Personal or business service	P	٩	7	P	P(7)	P	P	P (7)	P	P			
Petgrooming	P	P	P	P	P	q	P		P				1
Photocopy & printing shops, with accessory retail	d.	P	P	P	q	P	P	P-ACC	G				
Printing & binding production facilities						C		q	9	P	2	q	1
providers of									7	τ	τ	τ	-
vehicle storage and maintenance								0	2	2	2		
Processing and storage						P	1		0 -0		P	17	1
Radio & television studio	P	P	P			C	70		-				
Recreation facility, indoor	G	P	P	P	P	P	P	P-ACC	p p				
Recreation facility, outdoor	C	C	С	C	C	C	C		0	C			1
Research facility or laboratory	P.	с [,]	P	P	P	P	P	P	P	P	2	9	
Restaurant, short order	q	P	P	P	P	P-ACC	P-ACC	P-ACC	0	P-ACC	P-ACC		1
Restaurant, standard	q	P	P					2	P	D /01	P-ACC	1	
	(8) d	P	P	P(8)	P (7)	(/) P (/)	P (/)	P (1)	(2) 4	P (8)	P-ALL		1

USES and DIMENSIUNAL STANDARDS

C-Non-Residential 3

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South Burlington Land Development Regulations Effective Jr ~ 27, 2016

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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

<u>I / We Acknowled</u> <u>Receipt of This Disc</u>		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	
Printed Name of Consumer		Signature of Agent of the Brokerage Firm	Date
Signature of Consumer	Date		

Declined to sign