

Pine Computers Building  
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 ..... .83 Acres  
Taxes ..... \$8,341  
For Sale ..... \$675,00

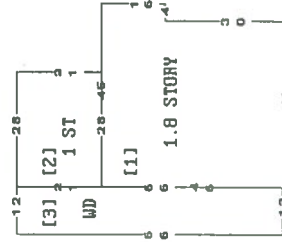


Commercial Property Record Card

Card # 0 Of Total 0  
 Record Status: 0  
 Date: 05/14/98

Parcel ID 1810-02026C Owner VALOIS PAUL Addr 2026 WILLISTON RD S BURLINGTON VT Location WILLISTON RD Record Nbr: 498		Section 1 Data		Section 2 Data		Section 2 Data (cont)	
05403	1810-02026C	98	OffBldg	0	No Data	2: Foundatn	0 No Data
		4904		0		2: Heat/Cool	0 No Data
		1	Actual	0	No Data	2: Heat Fuel	0 No Data
		1970		0		2: Cool	0 No Data
		2		0		2: RoofCover	0 No Data
		8		0		2: Roof Type	0 No Data
		3,033		0		2: IntFinish	0 No Data
		211		0		2: Int Cond	0 No Data
		1	Wood	0	No Data	2: Flooring	0 No Data
		5	D	0	No Data	2: Floor Cvr	0 No Data
		3	Average	0	No Data	2: Remodel	0 No Data
		3	Average	0	No Data	2: Air Cond%	0
		4	Average	0	No Data	2: Elevators	0
		1	WoodFrm	0	No Data	2: Ext Cond	0 No Data
		5	ConcBlk				
		1	FrcAir				
		2	Gas				
		0	No Data				
		6	AsphShg				
		1	Gable				
		3	Office				
		3	Avg				
		1	Softwd				
		1	Carpet				
		0	No Data				
		0					
		0					
		3	Avg				

S K E T C H







# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov

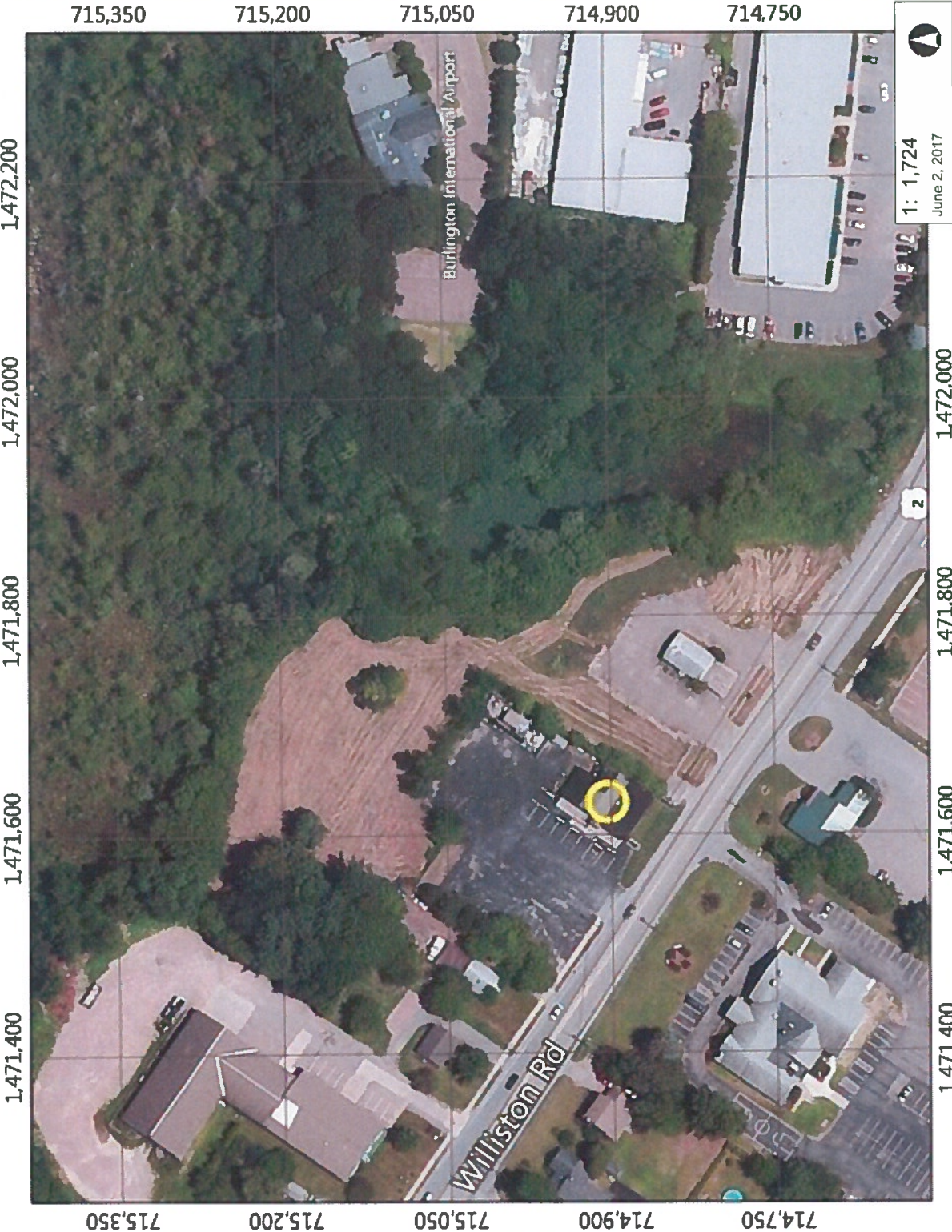


## LEGEND

Town Boundary

## NOTES

Map created using ANR's Natural Resources Atlas



88.0  
0 44.00 88.0 Meters  
1" = 144 Ft. 1cm = 17 Meters  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources

**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**









	Commercial 1					Other Commercial				Heavy Commercial-Industrial	Airport	City Center FBC District
	C1 R12	C1 R15	C1-AUTO	C1-AIR	C1-LR	AR	SW	IO	C2	AIR	AIR-IND	
<b>NON-RESIDENTIAL ZONING DISTRICTS</b>												
<b>Commercial &amp; Industrial Uses</b>												
Adult use									P			
Agriculture & construction equipment sales, service & rental									P			
Airport Uses										P		
Animal shelter	C	C						P	P			
Artist production studio	P	P				P			P			
Auto & motorcycle sales			P						P			
Auto & motorcycle service & repair				P					P			
Auto rental, with private accessory car wash & fueling				P					P		P	
Bed & breakfast						C	C					
Cannabis dispensary (dispensing only)	P	P		P	P		P		P	P-TO		
Cannabis dispensary (cultivation only)								P		P		
Car wash									P			
Child care facility, licensed non-residential	P	P	P	P	P	P		P	P	P		
Commercial greenhouse								PUD	P			
Commercial kennel, veterinary hospital and pet day care	C	C		P				P	P			
Commercial or public parking facility	C	C	C	C	C			P	C	C	C	
Contractor or building trade facility												
Distribution and related storage, with >15% of GFA in office or other principal permitted use by same tenant						C			P	P	P	
Drive-through bank	PUD	PUD	PUD	PUD	PUD				PUD			
Equipment service, repair & rental									P	P		
Family child care home, registered or licensed						P		P	P			
Financial institution	P	P	P	P	P			ACC	P	P		
Flight instruction										P		
Hotel	PUD	PUD	PUD	PUD	C	C			C			

See Article 8

NON-RESIDENTIAL ZONING DISTRICTS	Commercial 1				Other Commercial				Heavy Commercial-Industrial	Airport	City Center FBC District	
	C1 R12	C1 R15	C1-AUTO	C1-AIR	C1-LR	AR	SW	IO	C2	IC		AIR
Hotel, extended stay	PUD	PUD		C	C		C		C	P-ACC		
Indoor theater	P	P										
Indoor vehicle storage, maximum 10,000 square feet												
Junk yard												
Light manufacturing						PUD		PUD	P	P	P	P
Lumber and contractor's yard									P	P	P	P
Manufacturing & assembly from previously prepared materials & components	P	P	P	P	P			PUD	P	P	P	P
Mobile home, RV and boat sales, repair & service									P	P		
Motor freight terminal										C		P
Office, general	P	P	P	P	P	P	P	PUD	P	P		P
Office, medical	P	P	P	P	P	P	P	PUD-TO	P	P-TO		
Personal or business service	P	P	P	P	P(7)	P	P	P(7)	P	P		
Pet grooming	P	P	P	P	P	P	P	P	P	P		
Photocopy & printing shops, with accessory retail	P	P	P	P	P	P	P	P-ACC	P	P		
Printing & binding production facilities						C			P	P		P
Private providers of public services, including vehicle storage and maintenance									P	P		P
Processing and storage						P	P		P	P		P
Radio & television studio	P	P	P	P	P	C	P		P	P		P
Recreation facility, indoor	P	P	P	P	P	P	P	P-ACC	P	P		P
Recreation facility, outdoor	C	C	C	C	C	C	C		C	C		P
Research facility or laboratory	P	P	P	P	P	P	P	P	P	P		
Restaurant, short order	P	P	P	P	P	P-ACC	P-ACC	P-ACC	P	P-ACC		P-ACC
Restaurant, standard	P	P	P	P	P	P	P		P	P-ACC		P-ACC
Retail sales	P(8)	P	P	P(8)	P(7)	P(7)	P(7)	P(7)	P(9)	P(8)		P-ACC
Retail warehouse outlet									P	P		



APPENDIX C

USES and DIMENSIONAL STANDARDS

C-Non-Residential 4

	Commercial 1				Other Commercial				Heavy Commercial-Industrial	Airport		City Center FBC District
	C1 R12	C1 R15	C1-AUTO	C1-AIR	C1-LR	AR	SW	IO	C2	AIR	AIR-IND	
<b>NON-RESIDENTIAL ZONING DISTRICTS</b>												
Sale, rental & repair of aircraft & related parts									C			
Seasonal Mobile Food Unit	P	P	P	P	P	P	P		P	P	P	
Self-storage									ACC, P-Non-TO			
Service station						C			C			
Shopping center	C	C							P	P	P	
Taverns, night clubs & private clubs	P	P	P	P	P		P		P	P	P	
Transportation services									P	P	P	
Warehousing & distribution						C			C		P	
Wholesale establishments						C	C		P		P	

Key and Notes to the Table above:

P = Permitted

C = Conditional Use

PUD = Allowable within a Planned Unit Development

ACC = Allowable as an accessory use

TO = Allowable only in the Transit Overlay District

Non-TO = Allowable only outside of the Transit Overlay District

(1) For all IA District Uses please refer to Section 7.01, Institutional and Agricultural District. "N" refers to the Institutional-Agricultural North sub-district.

(2) R7 and SEQ-VC as classified as non-residential zoning districts, but are included in this table for purposes of efficiency

(3) No minimum lot size for bed & breakfast in the SEQ-VC district

(4) Permitted within a structure existing and approved for use as an 'educational facility' as of July 1, 2013. The structure existings as of July 1, 2013, may be expanded,

(5) Educational support facilities in C1 are subject to the dimensional standards of the IA-North District. See Article 7.

(6) Use is limited to 3,000 SF GFA per tenant with a maximum 9,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct

passageways from one to another.

(7) Use is limited to 5,000 SF GFA per tenant with a maximum 15,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct

passageways from one to another.

(8) Use is limited to 15,000 SF GFA per tenant with a maximum 25,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct

passageways from one to another.

(9) Use is limited to 30,000 SF GFA per tenant with a maximum 30,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct

passageways from one to another.



# 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*