

Owner Occupy or Invest
3,564 +/- SF



NEDDE

real  estate

Bring Your Business Here

A rare opportunity to place your business where it will get maximum exposure on Shelburne Road. Zoning allows for a variety of uses including retail, office, medical, salon, service, warehouse, light manufacturing, restaurant and even residential. Features ample parking, 759 SF gated patio and Vermont Gas service. Building has meticulously maintained. Current layout has retail floor space, warehouse/storage with overhead door, private office, bathroom and kitchenette. Come take a look, this is an investment opportunity you won't want to miss!

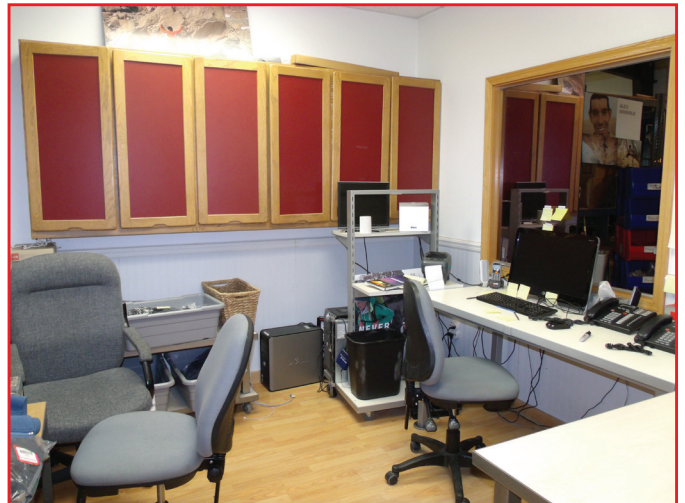
Offered

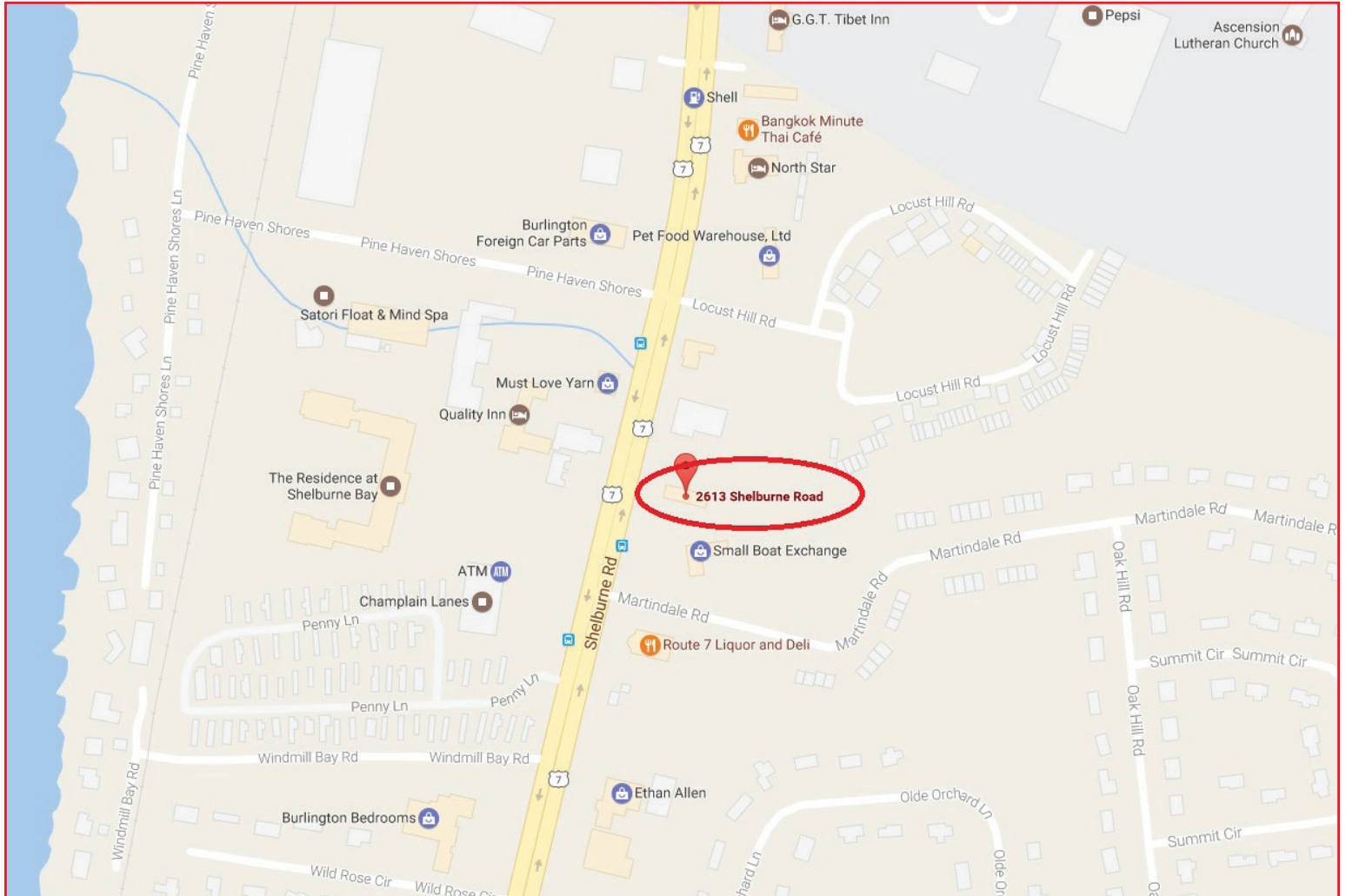
For Sale \$585,000
Property Type Retail/Many Uses
Square Footage..... 3,564 +/- SF
Acreage62 +/- Acres
Road Frontage 150 +/- Feet
Zoning Residential-Commercial District
Parking 12 +/- Spaces
Year Built 1970

Annual Expenses

Taxes \$9,746
Insurance \$1,291

2613 Shelburne Road
Shelburne, VT
For Sale





BUILDING ANALYSIS

USE:	Single tenant retail
NO. OF STORIES:	1
GROSS FLOOR AREA:	3,564 square feet
FINISHED AREA:	3,564 square feet
YEAR BUILT:	1970
UNIT DESCRIPTION:	See comments
OCCUPANCY:	Owner
FOUNDATION:	Concrete slab with frost wall
FRAME:	Metal
INTERIOR CLEARANCE:	12'
EXTERIOR WALLS:	Wood
WINDOWS:	Fixed insulated metal storefront units
DOORWAYS:	Metal glass entry units, metal man doors & metal overhead door
ROOF COVER:	Metal
INSULATION:	Fully insulated; R-factors unknown
HEATING AND COOLING:	Gas HVAC
ELECTRICAL:	400 Amp service; conduit and romex wiring
WATER LINES:	Copper
SPRINKLER:	None
FINISHED FLOORS:	Carpet & tile
FINISHED WALLS:	Drywall
FINISHED CEILINGS:	Acoustical tile & drywall
LIGHTING:	Fluorescent, track, exposed and recessed fixtures
REST ROOMS:	Adequate

COMMENTS

The subject improvement consists of a single story steel frame structure containing approximately 3,564 square feet. The building is estimated to approximately be 38 +/- years in age. Attached to the easterly side of the structure is a 23' x 33' chain link outdoor storage area.

The building is constructed on a concrete slab with frost wall, siding is wood and the roof covering metal. Windows are predominately fixed insulated metal storefront units. Noted on the northerly side of the structure are casement windows with a bottom

roll-out section. Doors are predominately metal/glass entry units. Developed on the rear of the structure is a metal man door and developed on the southeasterly section of the structure is an 8' x 10' metal overhead door.

The building is partitioned to include a large open sales display area, customer service counter, private office, enclosed sales display room, two mechanical closets, kitchenette closet and restroom. Primary access is provided a set of metal/glass entry doors located on the southerly side of the structure with secondary access points developed on the front and rear sides of the structure. Items of finish include carpet and tile flooring, drywall walls and textured drywall and acoustical tiled ceilings. Noted throughout is exposed metal framing and ceiling mounted ductwork. Lighting is a mix of fluorescent, track and ceiling mounted recessed and exposed fixtures. Also noted are several ceiling fans. Heating and cooling is provided by a roof mounted gas HVAC unit.

Contained within the customer service counter area is a wood and glass block base with formica counters. Contained within the private office is a wood base desk and wall cabinets with formica counters. Also noted in the private office is a sliding glass window providing visual linkage and access to the customer service counter area.

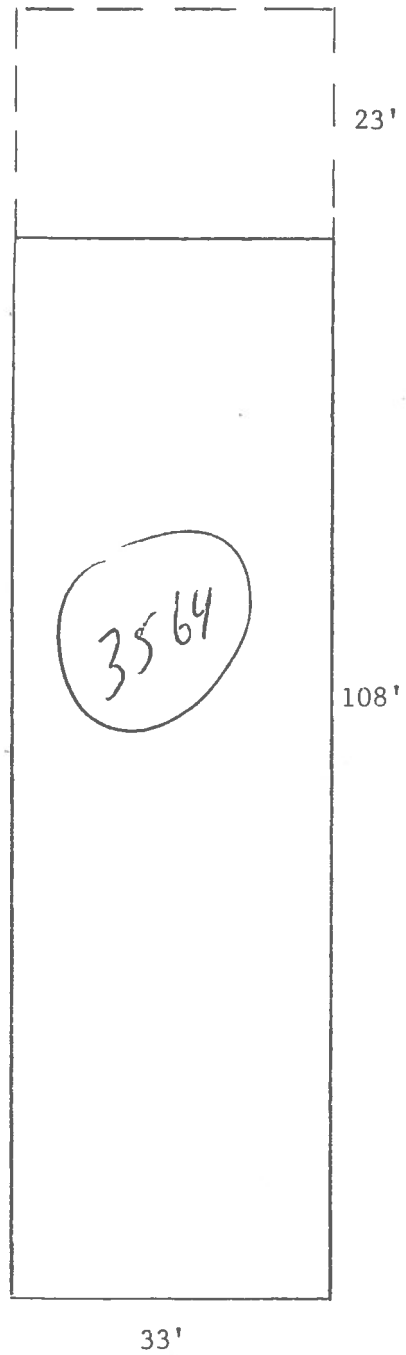
The restroom is modern in style and contains a wood base cabinet with formica counter, single basin vanity, flush, grab bars and ceiling mounted fan/light unit. The kitchenette closet contains wood base and wall cabinets with formica counters, single basin steel sink and refrigerator.

Contained within the southerly mechanical closet is an electric hot water heater and central vacuum unit. Contained within the northerly mechanical room is the main electrical service.

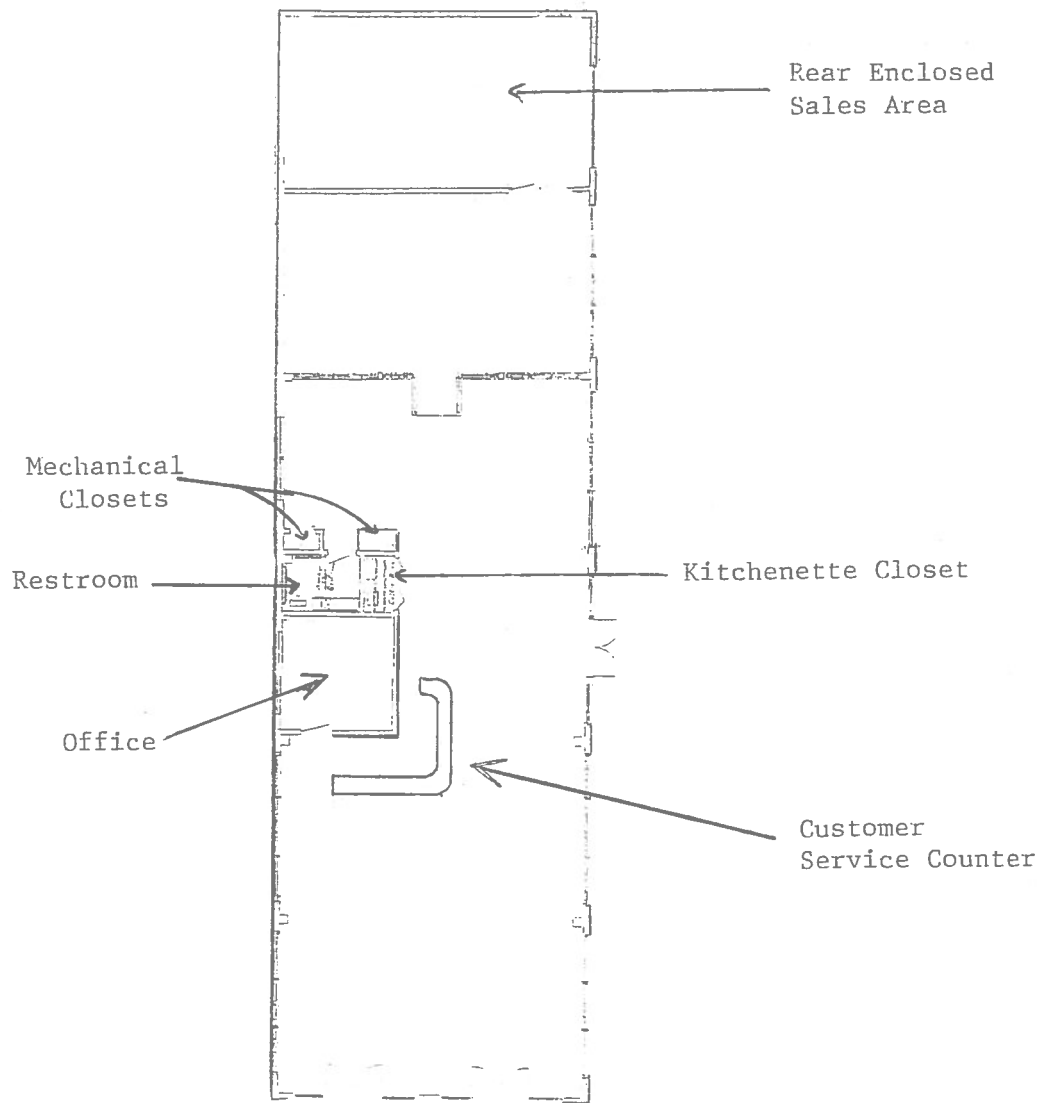
Noted in the enclosed sales room is a 10' x 8' metal overhead door.

The overall quality and condition of the building is good. The building provides a flexible floor plan suitable for a variety of retail uses. Cosmetically the building appears to be in good condition. Mechanically, all systems are reportedly in good operating condition and adequate for the size of the structure.

BUILDING SKETCH



Scale
1" = 20'



PAYABLE TO:
MAIL TO:

TOWN OF SHELBURNE

PO BOX 88
SHELBURNE, VERMONT 05482-0088
802 - 985 - 5120

TOWN OFFICES: 5420 SHELBURNE ROAD

This is the only bill you will
receive. Please forward to new
owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
2121914000.	07/13/2016	2016

Description: .42A; COMM'L BLDG
Location: 2613 SHELBURNE RD

OWNER L W V PROPERTIES LLC
63 BAYFIELD DR
SHELBURNE VT 05482

IF YOUR PROPERTY TAXES ARE PAID BY YOUR MORTGAGE COMPANY,
PLEASE PROVIDE A COPY TO THEM.

HOUSESITE TAX INFORMATION

SPAN # 582-183-11705 SCL CODE: 183
TOTAL PARCEL ACRES 0.42

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	NON RESIDENTIAL	
REAL	494,700			494,700
TOTAL TAXABLE VALUE	494,700			494,700
GRAND LIST VALUES	4,947.00			4,947.00
For more information about how education tax rates are determined, go online to: www.state.vt.us/tax/pvredtaxrates.shtml	TAX RATE NAME		TAX RATE x	GRAND LIST = TAXES
	TOWN		0.3724	x4,947.00= 1842.27
	LOCAL AGREEMENT		0.0007	x4,947.00= 3.46
NON RESIDENTIAL EDUCATION		1.5971	x4,947.00=	7900.85
IST 08/15/2016	2ND 11/15/2016	3RD 03/15/2017	TOTAL TAX	9746.58
3248.86	3248.86	3248.86	STATE PAYMENTS	
			NET TAX DUE	9746.58

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF SHELBURNE
TAX YEAR 2016

1ST PAYMENT DUE	
08/15/2016	
OWNER NAME	
L W V PROPERTIES LLC	
PARCEL ID	
2121914000.	
AMOUNT DUE	3248.86
AMOUNT PAID	



116018111

TOWN OF SHELBURNE
TAX YEAR 2016

2ND PAYMENT DUE	
11/15/2016	
OWNER NAME	
L W V PROPERTIES LLC	
PARCEL ID	
2121914000.	
AMOUNT DUE	3248.86
AMOUNT PAID	



116018112

TOWN OF SHELBURNE
TAX YEAR 2016

3RD PAYMENT DUE	
03/15/2017	
OWNER NAME	
L W V PROPERTIES LLC	
PARCEL ID	
2121914000.	
AMOUNT DUE	3248.86
AMOUNT PAID	



116018113

**SEE REVERSE SIDE FOR
MORE INFORMATION**

NOTE: INSTALLMENTS MUST BE
POSTMARKED OR RECEIVED ON OR
BEFORE THE DUE DATE. PAYMENTS CAN
BE MADE 24 HOURS A DAY. During regular
office hours 8:00am - 4:30pm or after hours at
the Shelburne Police Department LATE
PAYMENTS WILL BE ASSESSED A 5%
PENALTY AND 1.5% INTEREST FOR EACH
MONTH OR PORTION THEREOF.

ARTICLE VIII: RESIDENTIAL-COMMERCIAL DISTRICT

800 Purpose. The purpose of this District is to encourage development patterns which do not lead to strip development of the corridor; to encourage low traffic generating uses so as to minimize the number of turning movements on U.S. Route 7; to maintain an acceptable level of service on Route 7; to preserve existing residential dwellings; and to permit a harmonious relationship between residential uses and other attractive non-offending uses.

810 Permitted Uses.

810.1 Single-family dwellings.

810.2 a. New two-family dwellings in PRD's only.

b. New multi-family dwellings in PRD's only.

c. Housing for the elderly projects in PRD's only with a maximum of 18 dwelling units in a single development.

810.3 Farming, dairying, orchards, nurseries, woodlots and forestry, vegetable raising, livestock and poultry raising but specifically not including commercial slaughtering of animals or poultry provided however, that no structures in which farm animals are kept shall be closer than 50 feet to any adjoining lot line or street line and no storage of odor or dust producing substance shall be permitted within 75 feet of any adjoining lot line.

810.4 Business or professional offices and facilities.

810.5 Medical or dental offices.

810.6 Town or other governmental uses.

810.7 Accessory Apartments located within an existing (on the effective date of these regulations) owner occupied single family dwelling or an existing (on the effective date of these regulations) accessory structure, containing not more than one bedroom, consisting of not more than 30 percent of the total habitable floor area of the original dwelling, and not requiring a change in the dimensions of parking areas.

810.8 Accessory uses to other permitted uses.

810.9 Licensed day care homes with 6 or less children.

810.10 Registered family day care home.

810.11 Outdoor recreation facilities involving the use or construction of no more than minor accessory structures.

810.12 Group/Residential Care Homes, operating under state licensing or registration, serving no more than 8 residents who have a handicap or disability as defined in 9 VSA § 4501, and not located within 1,000 feet of another such facility.

820 Conditional Uses.

820.1 Two-family dwellings.

820.2 Multi-family dwellings, conversions only.

820.3 Banks or other financial institutions.

820.4 Personal service shops including beauty, barber, tailor, shoe repair or similar service-oriented business.

820.5 Day care centers with a maximum of 75 children.

820.6 Licensed day care homes with more than 6 children. Licensed day care homes which have been in operation prior to April of 1985, shall not be subject to conditional use approval unless they have increased since April of 1985, or intend to increase the number of children they serve, to more than 6.

820.7 Food service establishments such as restaurants and diners, excluding fast food restaurants, provided that all services and consumption of food and beverages are indoors or in adjacent outdoor areas designed to be screened from the road and adjacent properties.

820.8 Fast food restaurants, in PUDS only, provided that any outdoor seating areas are screened from the road and adjacent properties.

820.9 Enclosed wholesale facilities.

820.10 Retail establishments designed to sell to the general public but only if located within 400 feet of the Route 7 right-of-way.

820.11 Passenger's station for public transportation.

820.12 Indoor theaters.

820.13 Windmills.

820.14 Enclosed light manufacturing.

820.15 Enclosed warehousing.

820.16 Hotels and motels.

820.17 Churches and other places of worship.

820.18 Mobile home parks of five or more sites existing on the effective date of these regulations.

820.19 Bed and breakfast with no more than 2 rooms to rent.

820.20 Accessory apartments which

- a. Contain two bedrooms, or
- b. Are located in a structure which did not exist on (the effective date of these Regulations), or
- c. Require an increase in the height or floor area of a structure that existed on (the effective date of these Regulations), or
- d. Require a new parking area or an increase in the dimensions of an existing parking area.

820.21 Vehicle sales and repair facilities existing as of the effective date of these regulations.

820.22 Any use similar to those set forth above in Sections 810 and 820 provided that the Zoning Board of Adjustment finds that in addition to other specific and general standards set forth in these regulations, that the proposed use meets the following specific standards:

1. Such use is of the same general character as those permitted or allowed as conditional uses in the district.
2. Such use will not be detrimental to the other uses within the district and the adjoining land uses.

820.23 Multiple uses when all of the proposed uses are either permitted or conditional use.

820.24 Drive through facilities, in PUD's only, as accessory to other conditional or permitted uses.

820.25 Indoor recreational facilities.

820.26 Public and private schools certified by the Vermont Department of Education and other educational institutions certified by the Vermont Department of Education.

820.27 Accessory uses to other conditional uses.

830 Dimensional Requirements.

830.1 Lot size.

a. Lot area minimum:

Single-family dwelling -	20,000 square feet/unit.
Two-family dwelling -	20,000 square feet/unit.
Two-family dwelling in PRD's -	20,000 square feet/unit.
Multi-family dwelling in PRD's only -	20,000 square feet/unit.
Multi-family dwelling, conversions -	10,000 square feet/unit.
Housing for the elderly -	3,500 square feet/unit.
Motel -	3,500 square feet/unit.
Day care centers -	20,000 square feet
Day care homes -	20,000 square feet
Other permitted and conditional uses -	2 acres.

b. Lot frontage and lot width minimum.

Single-family dwellings and day care homes:

Frontage on Route 7 -	100 feet
All other areas -	100 feet

Other permitted and conditional uses:

Frontage on Route 7 -	200 feet
All other areas -	150 feet

c. Multiple uses involving non-residential use(s) with 2 or more residential units - The area required for other permitted and conditional uses plus the applicable lot area minimum for each additional dwelling unit.

830.2 Yard requirements.

a. Front yard minimum.

Single-family dwellings and day care homes:

Frontage on Route 7 -	90 feet
All other areas -	30 feet

Other permitted and conditional uses:

Frontage on Route 7 -	0.5% of square footage lot coverage (building and parking) or 90 feet, whichever is greater.
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All other areas - 60 feet

b. Side and rear yard minimum:

Single-family dwellings and day care homes:

Frontage on Route 7 - 20 feet

All other areas - 15 feet

Other permitted and conditional uses:

Frontage on Route 7 - 50 feet

All other areas - 100 feet when adjacent to a residential use; 25 feet when adjacent to another non-residential use.

c. Building coverage maximum:

Single-family dwellings and day care homes - 15 percent.

Other permitted and conditional uses - 20 percent.

d. Lot coverage maximum.

Single-family dwellings and day care homes - 20 percent.

Other permitted and conditional uses - 40 percent.

330.3 Height restrictions.

Religious structures -

35 feet excluding steeples or belfries.

Warehouse -

45 feet maximum, but in no case higher than 35 feet above the centerline of Route 7 adjacent to the site.

All other structures -

35 feet.

840 Planned residential developments. Planned residential developments may be permitted in the Residential-Commercial District upon approval of the Planning Commission in accordance with Section 1630 of these regulations.

850 Planned unit developments. Planned unit developments may be permitted in the Residential-Commercial District upon approval of the Planning Commission in accordance with Section 1640 of these regulations.

860 Special requirements.

860.1 All uses in the Residential-Commercial District must be serviced by municipal water and sewer.

870 Site plan approval.

870.1 Site plan approval by the Planning Commission is required for all uses including any multiple use of a property in accordance with applicable portions of Section 1600 of these bylaws except one and two family dwellings on single lots, including accessory uses to such residences, and for agricultural uses.



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