



For Sale:

**5138 Shelburne Rd,
Shelburne, VT**

\$1,200,000.00

“The Shelburne Creamery” on Shelburne Rd.

Approximately 12,000 square feet, 4 story commercial building in the heart of Shelburne, Vermont. This distinct property, often referred to as "The Shelburne Creamery", offers great sign exposure and is located on Shelburne Rd/ VT Route 7 (with average daily traffic over 17,000). 12 unique units with a few available for lease. Tenants are a mix of office, fitness and medical. Ample on-site parking(35+). Multiple newly fit up offices. Building offers natural gas heating, municipal water and sewer. Take advantage of this historic property with an excellent location. Seller is a licensed salesperson, with Lake Point Properties LLC.

Building Size: 12,165 /SqFt

Floors: 4

Site Size: 32,234 /SqFt

Roof: Slate/Shingles

Parking: On-site 35+

Electric: Green Mt. Power

Zoning: Village Center Mixed

Gas: VT Gas

Use

Property Type: Commercial

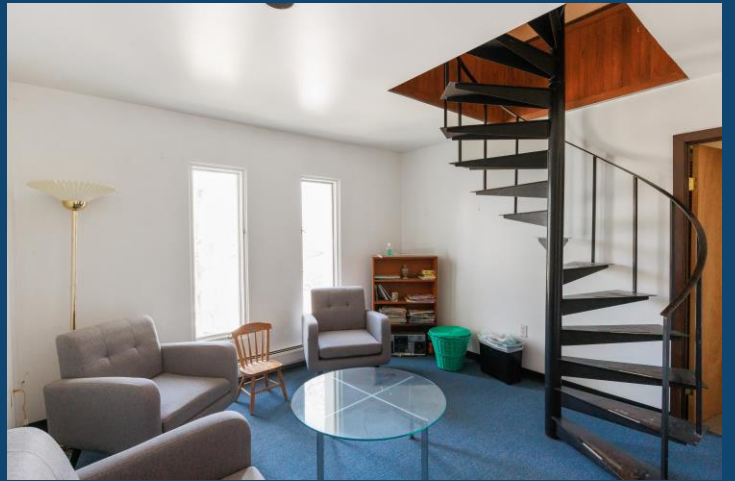
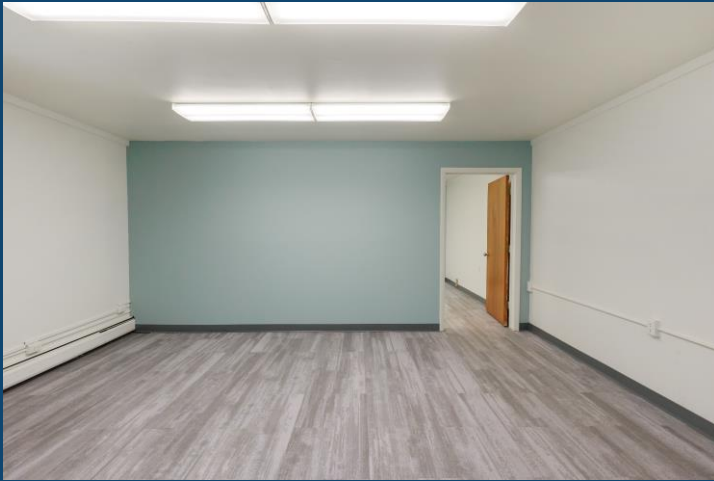
Water/Sewer: Public

Foundation: Slab - Concrete

Span Number: 582-183-12331

Flood Zone: No

*Seller is a licensed real estate agent with Lake Point Properties, LLC
The above information is deemed reliable but is not guaranteed – some figures may be estimated







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 NON-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*