

Burlington Childrens Center for Sale



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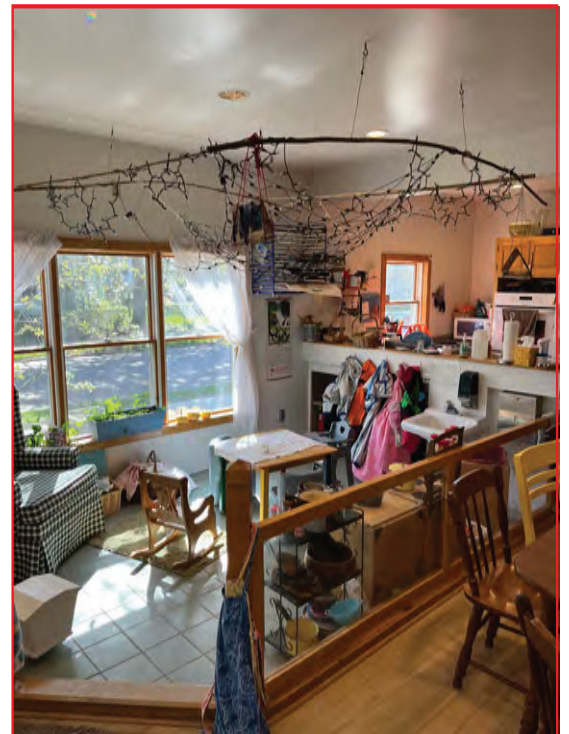
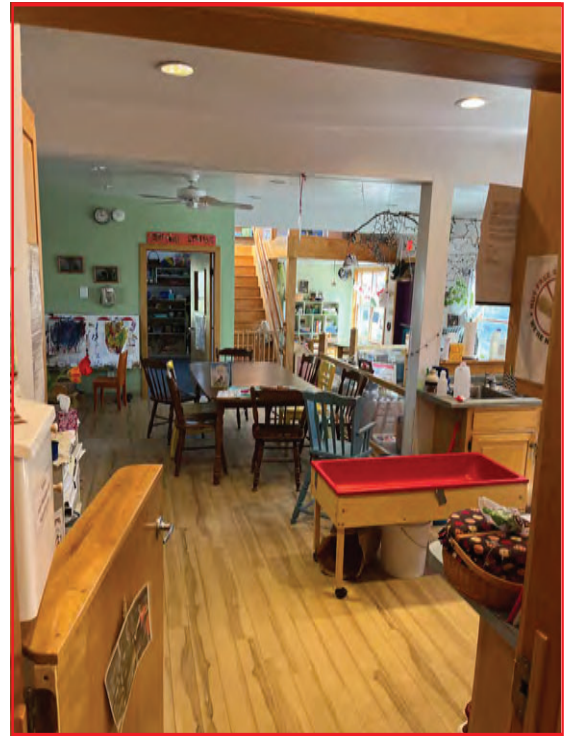
75 Hayward Street
Burlington, Vermont

For Sale

Prime Location Children's Center

This is a one of a kind opportunity to own a Children's Education Center in the heart of Burlington's South End. The City approved Stepping Stones 30+ years ago to educate up to 24 children, which is grandfathered and cannot be recreated. The property & business are being sold together. The property was rebuilt completely in 1995 after a fire. Please reach out regarding finances.

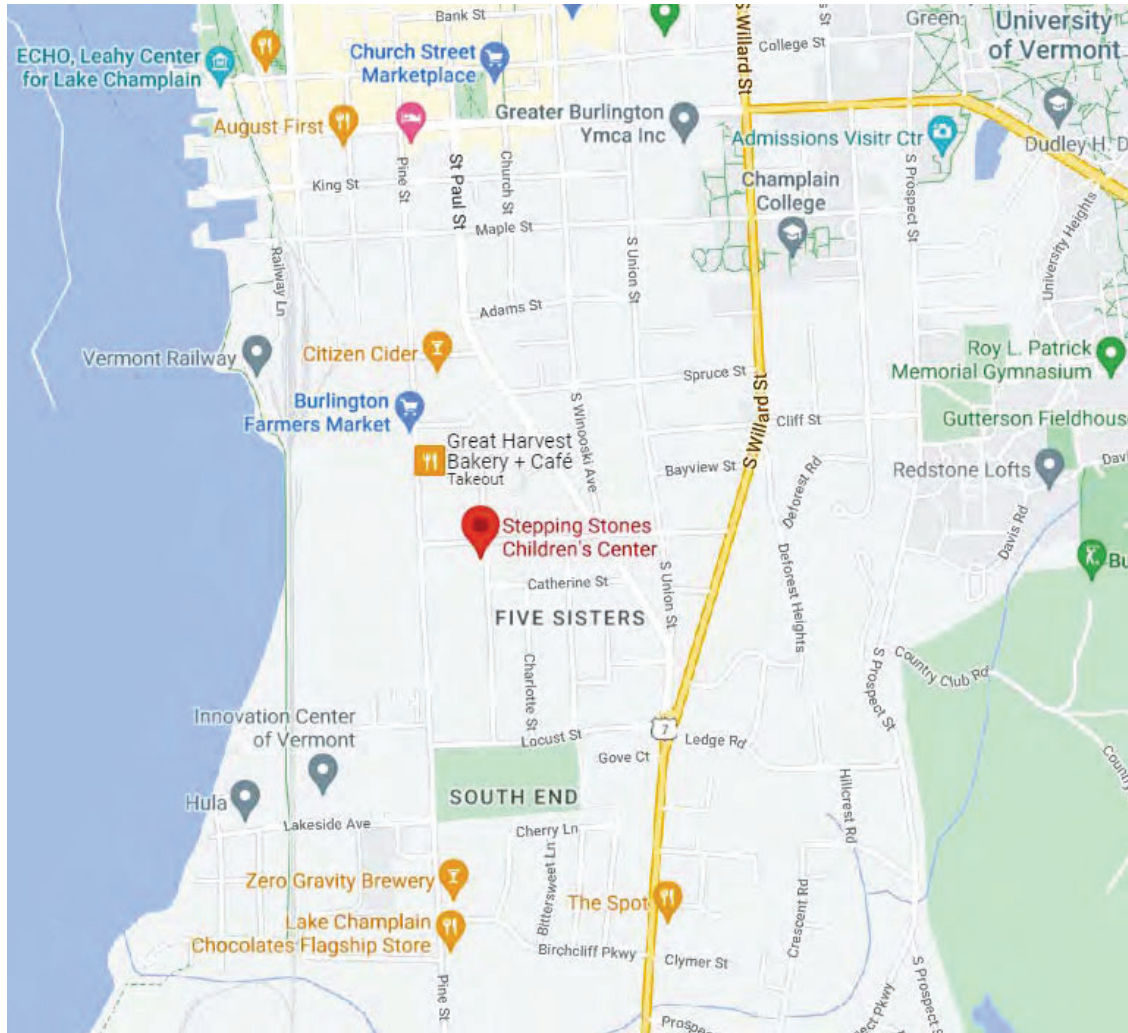
- Spacious backyard playground
- Highly valued and regarded Educational Center
- 24 children capacity
- Public water, sewer, electric
- 2nd floor currently used as office space and could be converted into an apartment
- 2,025SF finished, 4,266SF unfinished.
- Lot area: 5,393 SF
- SPAN: 114-035-18545
- Taxes (2022): \$14,052.48
- Price: \$899,000



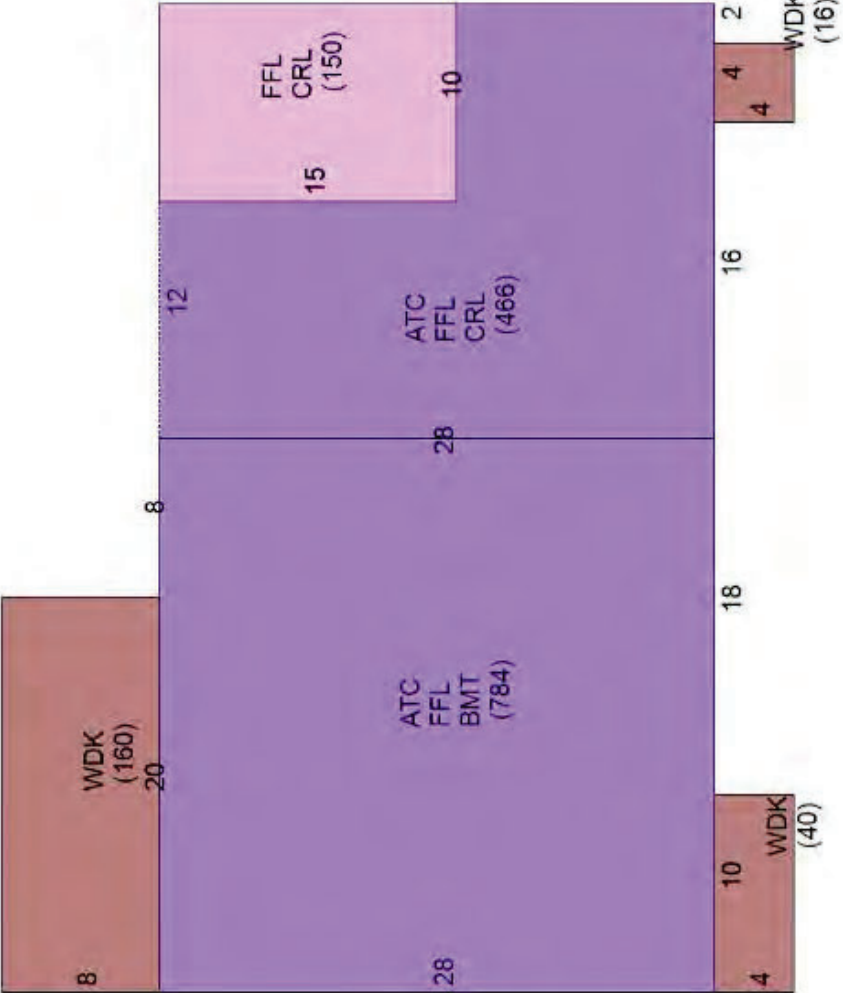
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Sketched Areas			
Area	Description	Gross Area	Finished Area
ATC	ATTIC W/ FINI	1250	625
BMT	BASEMENT	784	0
CRL	CRAWL SPACE	616	0
FFL	1ST FLOOR	1400	1400
WDK	WOOD DECK	216	0
Totals		4,266	2,025





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

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

Nedde Real Estate

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Jaeger Nedde 5/10/2022

Signature of Agent of the Brokerage Firm

Date