

2.08 Acre Lot on Shelburne  
Road For Sale





2545 Shelburne Road

Shelburne, VT

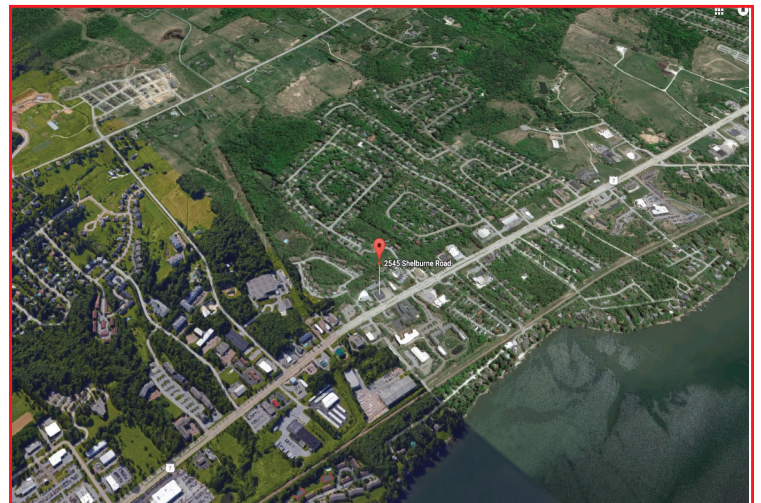
Lot For Sale

### Excellent Exposure

Great exposure on one of the busiest streets in Chittenden County - Shelburne Road! Own one of very few lots for sale on Shelburne Road and build for a wide range of uses. Public water/sewer and an average traffic count of 25,400 vehicles per day. Mixed use zoning: residential, medical/dental, retail, personal service, professional offices, outdoor recreation, restaurant and more!

### Offered

For Sale .....	\$1,650,000
Acreage .....	2.08+/- Acres
Zoning .....	Mixed Use District
Lot Size .....	250' X 300'



**TABLE 1**

**TABLE OF PERMITTED (P) AND CONDITIONAL (C) USES**

	RUR	RES	V-RES	MUS	V-CENT	SF-MIX	MIX	COMM	COMM-S	CONS
<b>RESIDENTIAL</b>										
Single-Family	P	P	P	P	P	P	P		P (1)	P (3)
Two-Family	P	P	P	P	P	P	P			
Conversion to Two-Family	C	C	C		C	C	C			
Multiple-Family	C	C			P	C	P			
Mobile Home Park	C	C			C		C			
First Farm Labor dwelling	P									
Second Farm Labor dwelling	C									
Accessory Apartments (one bedroom)	P	P	P	P	P	P	P			P
Accessory Apartments (two bedroom)	C	C	C	C	C	C	C			C
Staff Quarters/Private Guest House	C									
Group/Residential Care Homes	P	P	P	P	P	P	P			
Elder housing		C			C	C	C			
Elder Care facilities		C			C	C	C			
Elderly Supportive Service Housing (ESSH)					C		C			
Continuing Care Retirement Community	C						C			
Nursing Homes		C					C			
<b>LODGING</b>										
Hotels or Inns or Motels	C				C		C			P (2)
Bed & Breakfasts	P	C	C	C	C	C	C			
Rooming Houses		C	C	C	C					

- (1) If existing prior to January 1, 1994.
- (2) If existing as of March 17, 2009
- (3) If existing as of March 17, 2009 or where allowed by easement.

## TABLE OF PERMITTED AND CONDITIONAL USES (cont'd)

	RUR	RES	V-RES	MUS	V-CENT	SF-MIX	MIX	COMM	COMM-S	CONS
<b>COMMERCIAL/INDUSTRIAL</b>										
Retail				C	P		P(1)			
Restaurants (except fast food)				C	P		C			
Restaurants (fast food)										
Community Farmers Market					P					
Personal Service Shops					P		P(1)			
Post office stores			C		P					
Existing gasoline station					C					
Indoor Movie Theaters							C			
Business/Professional Offices		C	C	C	P	C	P	P	P	
Medical/Dental Offices		C	C	C	P		P			
Banks/Financial Institutions					P		P			
Public Utility Facilities					C		C		C	
Artist's Studios	C	C	P	P	C	C	C	C	C	
Veterinary Clinics	C				C		C			
Kennels/Pet Day Care Facilities	C						C			
Wholesale Sales (enclosed)							C	C	C	
Vehicle Sales/Repair							C	C	C	
Building Material Sales (indoor storage)							C	C	C	
Lumber Yards	C						C	C	C	
Construction Services Facilities							C	C	C	
Research/Testing Laboratories							C	P	P	
Light Manufacturing (enclosed)							C	C	C	
Upholstery/Fabric Working							C	P	P	
Dry Cleaners								C		
Auto/Machinery Repair	C						C	C	C	
Warehouses (enclosed)/Storage							C	C	C	

(1) Conditional use approval required when use is proposed with drive through facility.

## TABLE OF PERMITTED AND CONDITIONAL USES (cont'd)

	RUR	RES	V-RES	MUS	V-CENT	SF-MIX	MIX	COMM	COMM-S	CONS
Indoor Storage in Ag. Structures	P									
Roadside Farm Stands	P	P					C			C
Garden Center/Nursery	C	C					C			
Marinas	C									
Yacht Clubs	C									
Transportation Passenger stations					C					
CULTURAL/INSTITUTIONAL										
Schools (certified by State Ed. Dept.)		C		C	P		C	P	P	
Museums		C			P		C			
Libraries				P	P					
Churches	C	C		C	C		C	C	C	
CHILD CARE										
Licensed Day Care (6 or less)	P	P	P		P	P	P	P	P	
Licensed Day Care (more than 6)	C	C	C		C		C	C	C	C
Registered Family Day Care Home	P	P	P		P	P	P	P	P	C
Day Care Center	C	C			C		C	C	C	
GOVERNMENT										
Municipal Offices					C					
Town Highway Garage & associated uses		C								
Waste Water Treatment Plants		C					C			
Police Stations							C			
Fire/Rescue Stations		C					C			

## TABLE OF PERMITTED AND CONDITIONAL USES (cont'd)

	RUR	RES	V-RES	MUS	V-CENT	SF-MIX	MIX	COMM	COMM-S	CONS
<b>AGRICULTURAL</b>										
Farming, as defined in Article XXI	P								P	P
Integrated Agriculture	C	C								
Keeping of Farm animals		C								
<b>RECREATION/OPEN SPACE USES</b>										
Outdoor Recreation (no structures)	P	P	P			P	P	P	P	P
Outdoor Recreation (minor structures)	C	C	C			C	C	C	C	P
Outdoor Recreation (major structures)	C									
Indoor Recreation								P	P	P
Wildlife Management/Refuge Areas										P
Commercial Riding Stables	C									
Campgrounds	C								C	
Cemeteries	C	C	C			C	C	C	C	
ACCESSORY USES	P	P	P	P	P	P	P	P	P(1)	P
Planned Unit Developments per Article XIX	P	P	P	P	P	P	P	P	P	C

(1) Uses accessory to permitted uses are permitted; uses accessory to conditional uses require conditional use approval.



# 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* 4/1/2022

Signature of Agent of the Brokerage Firm

Date