

FOR SALE

## Prime Commercial Opportunity

For Sale: \$4,500,000



740 MARSHALL AVENUE  
WILLISTON, VERMONT



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OVERVIEW

**Prime Commercial Opportunity – 740 Marshall Ave, Williston, VT**

**23,000 SF of Versatile Industrial/Flex Space**

Strategically located in the heart of Williston's bustling commercial corridor, **740 Marshall Ave** offers 23,000 square feet of premium industrial/flex space, ideal for a wide range of uses including warehousing, manufacturing, distribution, R&D, or professional service operations.

Positioned just minutes from I-89, this property provides excellent access to the Burlington metro area, New England markets, and major transportation routes. The building features flexible interior layouts, high ceilings, multiple loading docks, ample power, and generous on-site parking—catering to both logistical efficiency and operational scalability.



740 MARSHALL AVENUE, WILLISTON, VERMONT

**SALE PRICE**

**\$4,500,000**

**PROPERTY TYPE**

**Commercial**

**COMMERICAL**

- Vacant – 10,000 SF (previously Goodwater Brewery)
- Yipes! Auto & Graphics – 9,000 SF
- Tire Warehouse – 4,000 SF

## PROPERTY DESCRIPTION

### Property Highlights:

- 23,000 SF clear-span bay building
- Excellent visibility and access in a high-demand commercial area
- 2 loading docks
- 13 drive-in doors
- Flexible floor plan with retail and warehouse configurations
- Ample parking
- Zoned for diverse commercial/industrial uses
- Ideal for tenants or owner-occupiers seeking space in Chittenden County

Whether you're expanding your business footprint or investing in one of Vermont's most active commercial hubs, **740 Marshall Ave** delivers location, functionality, and potential.



740 MARSHALL AVENUE, WILLISTON, VERMONT

## INVESTMENT HIGHLIGHTS

### EXISTING UNIT MIX

4 Units – 2 currently vacant

### ROOF

Membrane with Interior Drains

### PARCEL ID NUMBER

07-069-074-002

### FIRE PROTECTION

Fully sprinklered

**BUILDING INFORMATION**

**BUILDING SIZE:** 23,000 SF

**BUILT:** 1998

**STORIES:** 1 Level

**SITE SIZE:** .83 acre

**PARKING AREA:** 50 spaces

**Waste Water Permit:** WW-4-1113

**CONSTRUCTION**

Concrete & Metal

**HVAC**

Tankless NTI Boiler/Mini Splits (Daikin)

**WATER/SEWER**

Municipal

**FIRE PROTECTION**

Fully sprinklered

**ELECTRIC**

600 amp 3 phase

**GAS**

Natural Gas

**ZONING**

IZDW



740 MARSHALL AVENUE, WILLISTON, VERMONT

**NEDDE REAL ESTATE**

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PHOTOS



740 MARSHALL AVENUE, WILLISTON, VERMONT



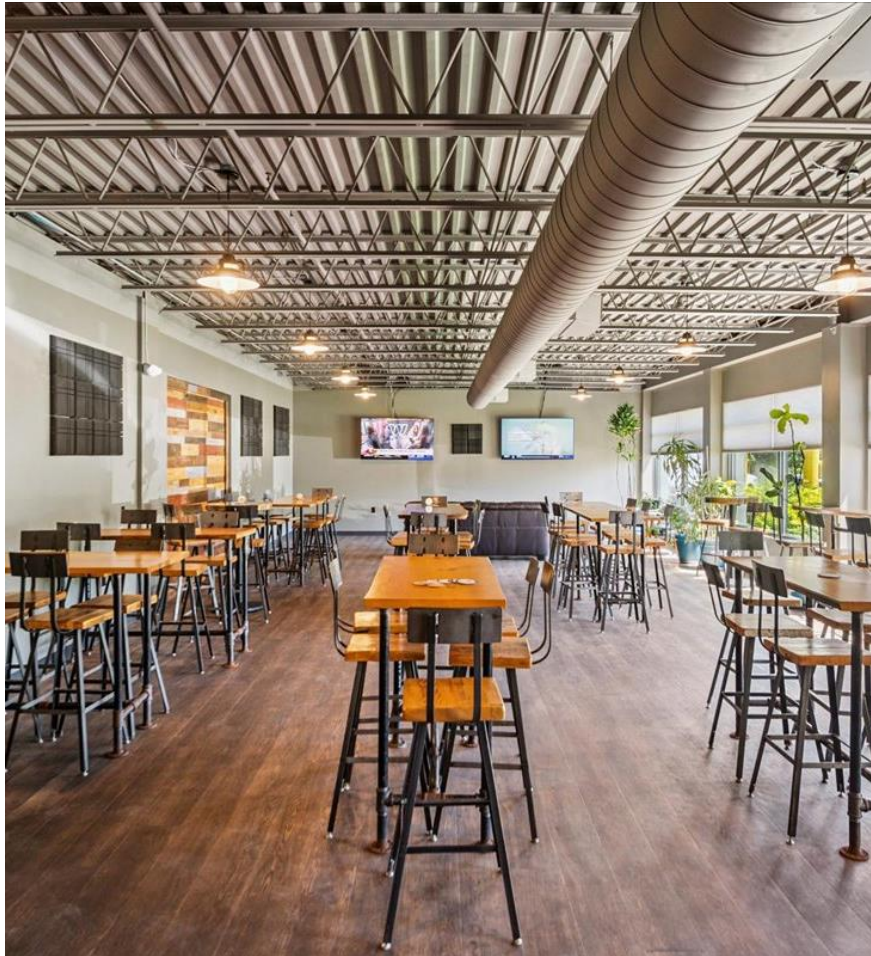
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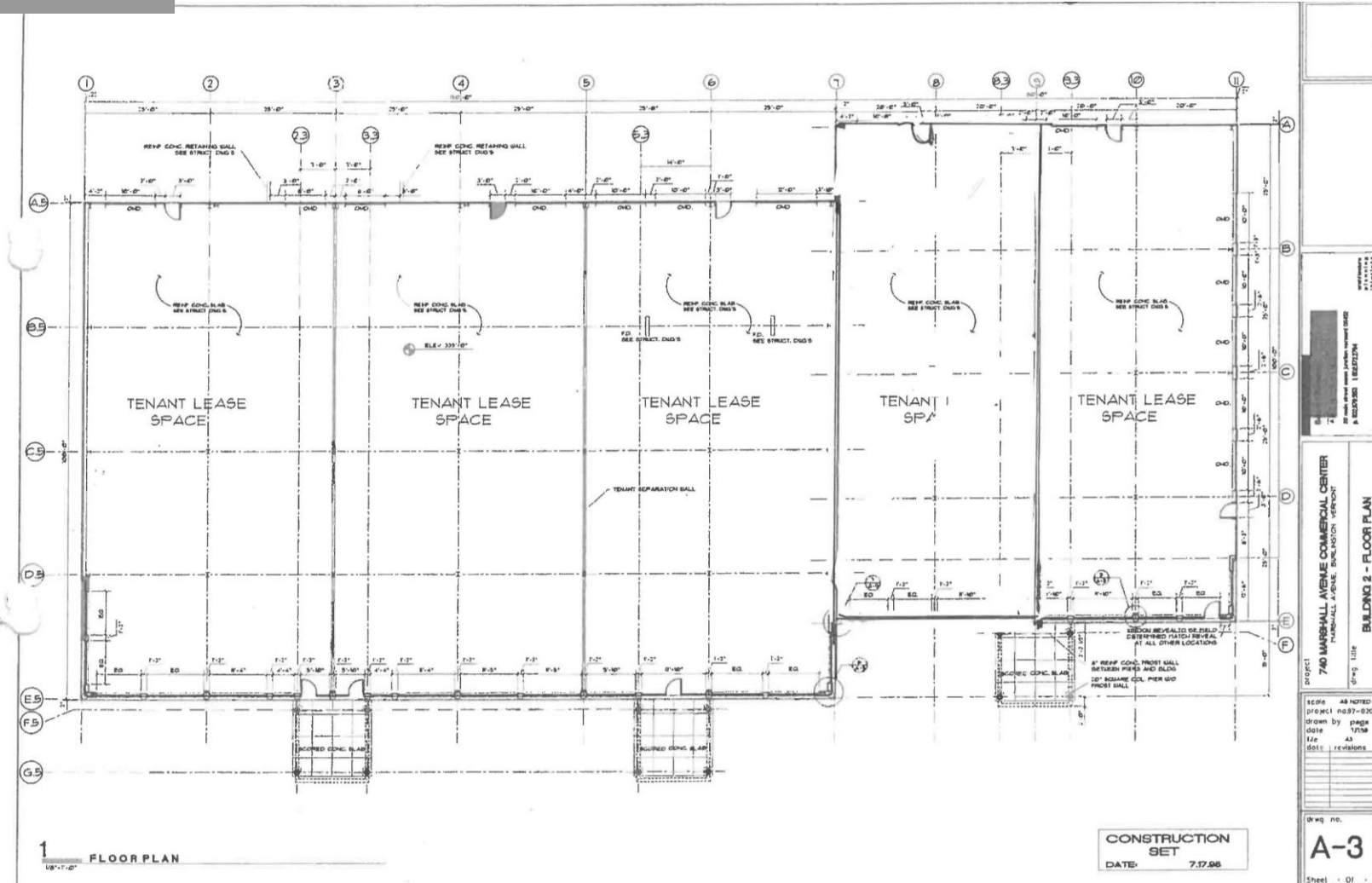


PHOTOS



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**FLOOR PLAN**



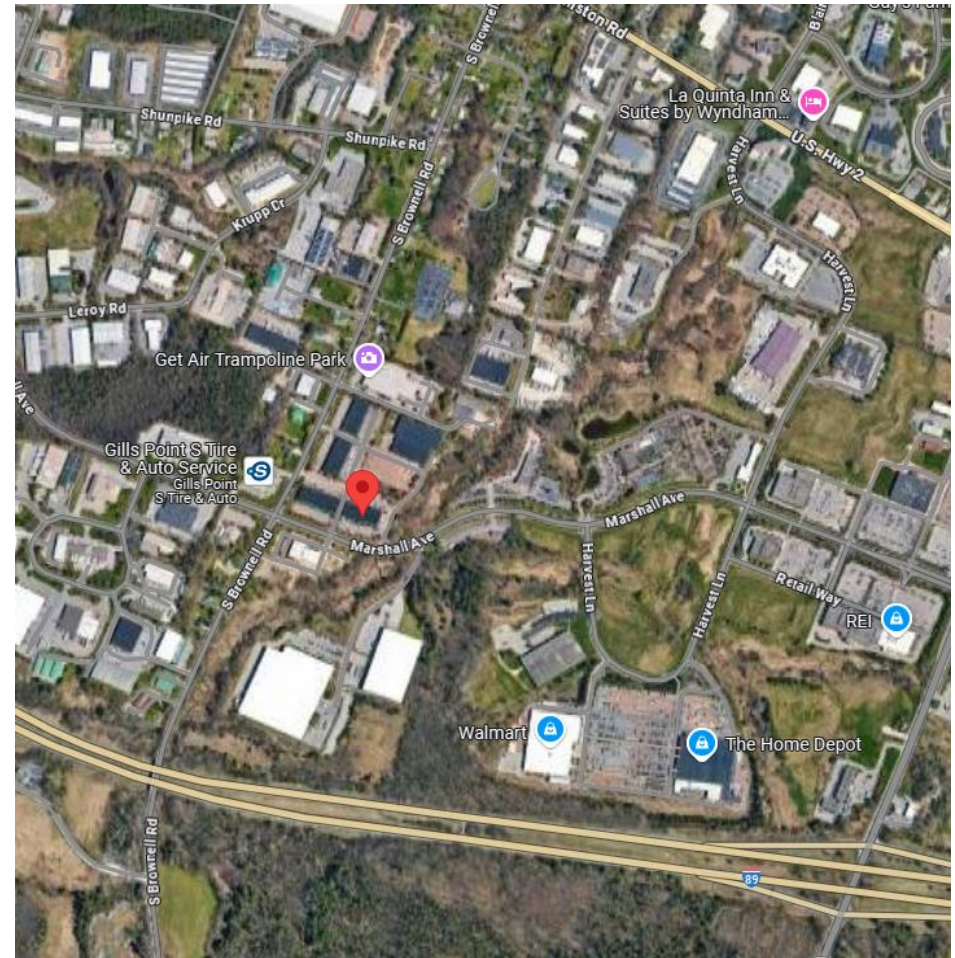
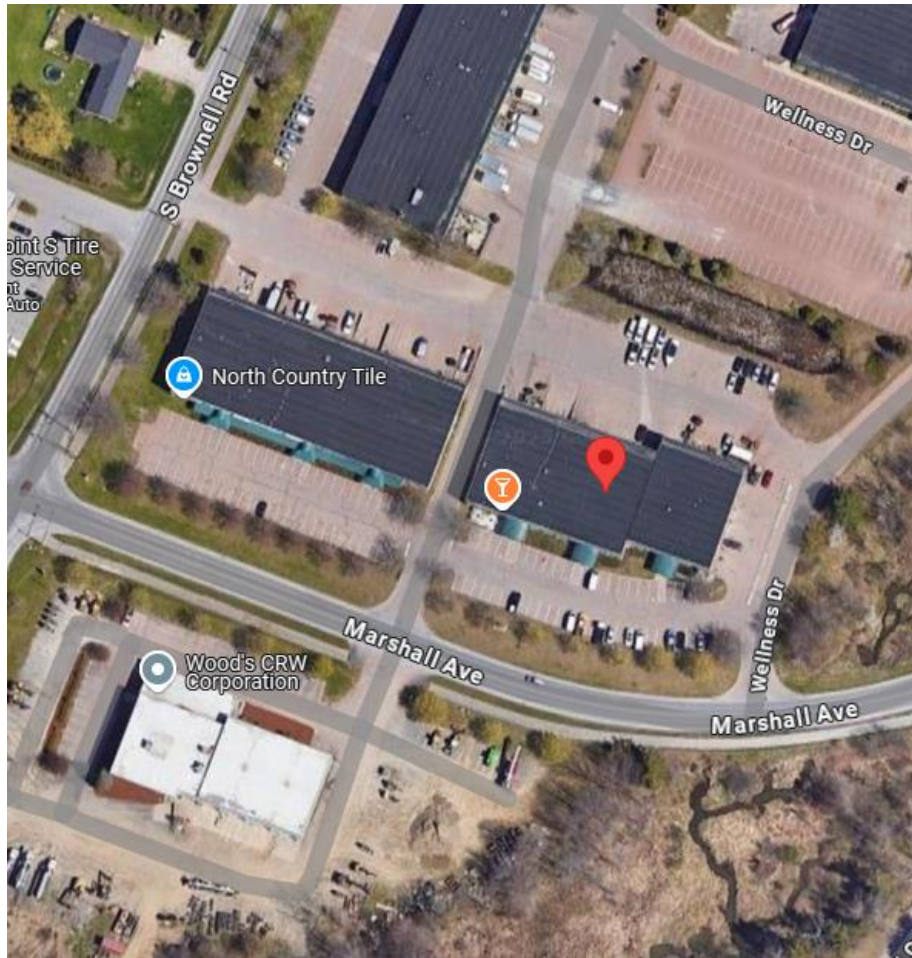
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**SITEPLAN**



740 MARSHALL AVENUE, WILLISTON, VERMONT



FINANCIAL SUMMARY

**REVENUE**

Commercial Leases	\$331,692
Reimbursable Expenses (CAM/Trash)	\$129,705

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<b>Total Revenue</b>	<b>\$461,397</b>
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\*Assuming no Vacancy  
\*\* 2026 Proforma

**NON-CAM EXPENSES**

Utilities	\$12,935
Administrative	\$367
Professional Services	\$2,000

**CAM EXPENSES**

Tenant NNN Reimbursement	\$129,705
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<b>Total Expenses</b>	<b>\$145,007</b>
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**NET OPERATING INCOME - \$316,390**

Additional lists of capital improvements and financials available upon request.



740 MARSHALL AVENUE, WILLISTON, VERMONT



# 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