

FOR SALE

Commercial Land & House for Sale

Incredible Development Opportunity



4017 WILLISTON ROAD
SOUTH BURLINGTON, VERMONT



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OVERVIEW

Welcome to 4017 Williston Road – 3.95 acres on Williston Road. This property offers immense development opportunity with zoning allowing uses. Located less than 5 minute to interstate 89, 1 minute to airport and on a major industrial belt line.

3.95 acres located in an A+ location. The land is predominantly flat.

For new structures, there is a maximum building coverage 40%, lot coverage 70%, and 50-foot height limit.



4017 WILLISTON RD, SOUTH BURLINGTON, VERMONT

SALE PRICE

\$2,000,000

PROPERTY TYPE

Single Family Home/Shed & Land

ZONING

Mixed IC Zoning District

BUILDING SIZE

1,862 +/- sf

BUILT

1940

SITE SIZE

3.95 acres

UTILITIES

Municipal water, sewer, electric, and natural gas.

LAND PHOTOS



4017 WILLISTON RD, SOUTH BURLINGTON, VERMONT

NEDDE REAL ESTATE

747 PINE ST., SUITE 501, BURLINGTON, VT 05401

802.651.6888 | NEDDEREALSTATE.COM

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BUILDING PHOTOS



4017 WILLISTON RD, SOUTH BURLINGTON, VERMONT

NEDDE REAL ESTATE

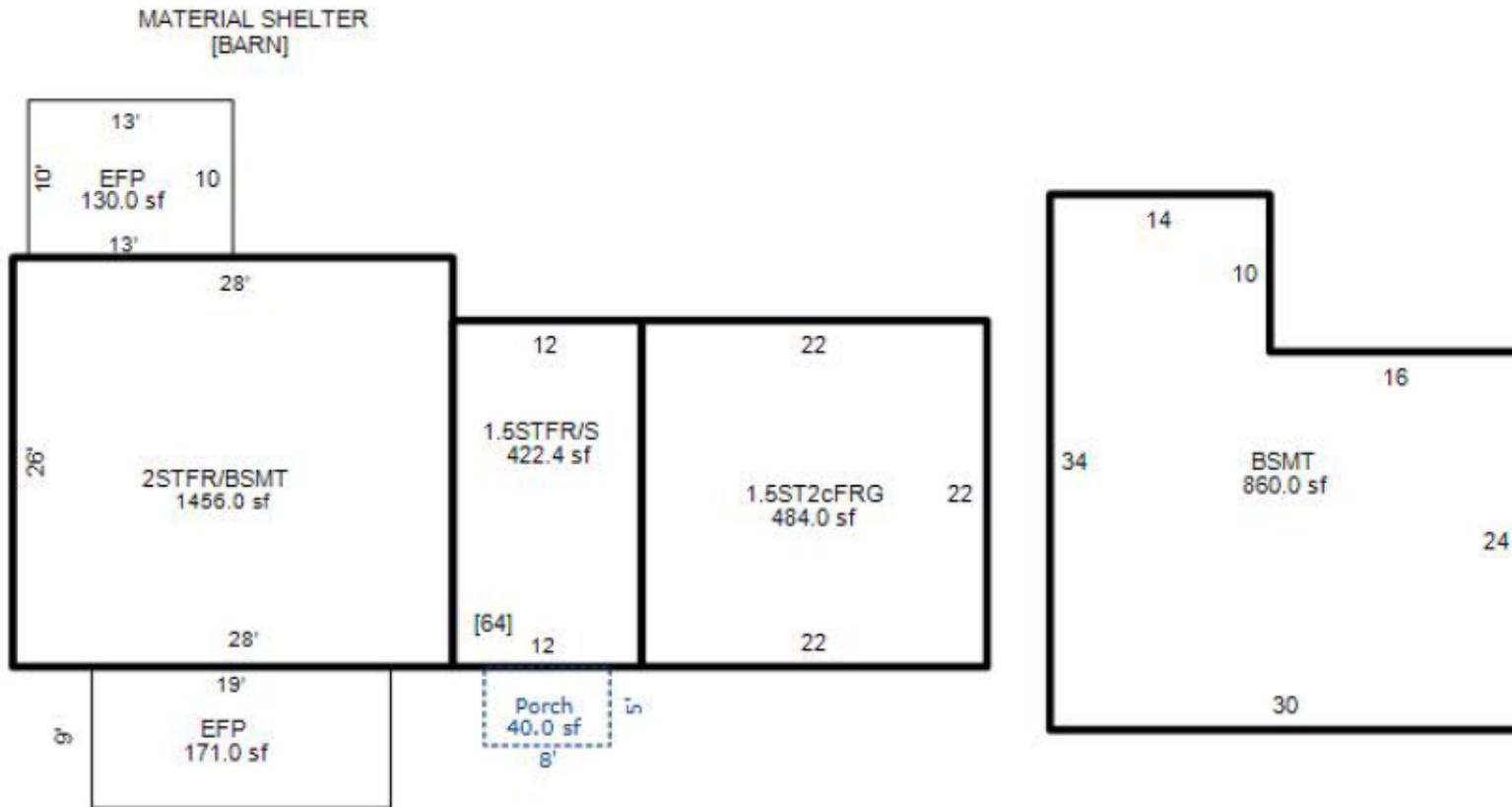
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FLOOR PLAN



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SITE PLAN



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Map



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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

Signature of Agent of the Brokerage Firm

Date