

FOR SALE

**+48,064 SF
Mixed-Use Building**

For Sale: \$5,851,000



1889 - 1891 WILLISTON ROAD
SOUTH BURLINGTON, VERMONT



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PROPERTY DESCRIPTION**Prime Commercial Opportunity on Williston Road – South Burlington, VT**

Discover the exceptional potential of 1889–1891 Williston Road, a standout investment property in one of South Burlington's most visible and well-traveled corridors. The property is approximately 3.41-acre parcel of land improved with two buildings including a two-story wood frame office building comprising of 5,096 SF and one-story steel frame industrial building comprising of 42,968 SF.

Positioned along the city's primary commercial artery, this property offers unmatched accessibility, steady traffic flow, and proximity to I-89, Burlington International Airport, and a wide range of retail, dining, and service destinations.

Home to a diverse and stable tenant mix, the property attracts a broad customer base and supports multiple business types, creating a vibrant and synergistic environment. Its strong existing tenancy provides immediate value while offering significant room for future growth.

A rare advantage, this site comes with the ability to expand the building by up to 15,000 square feet, giving investors or owner-users the flexibility to scale operations, increase leasable space, or bring in additional tenants to maximize income potential.



With its high visibility, excellent location, and capacity for meaningful expansion, 1889–1891 Williston Road represents an outstanding opportunity in one of Vermont's most active commercial markets.

1889 - 1891 WILLISTON ROAD, SOUTH BURLINGTON, VERMONT

SALE PRICE

\$5,851,000

PROPERTY TYPE

Mixed Office and Industrial

COMMERCIAL

- Enterprise – 3,483 SF
- Treehouse Woodworking – 10,994 SF
- United Fighting Arts Institute – 2,660 SF
- Ideas Well Done – 5,808 SF
- Stone and Browning – 2,505 SF
- Jade Stone Engineering – 2,505 SF
- MSC Electric – 1,716 SF
- Allied Lutherie, Inc. – 18,277 SF

EXISTING UNIT MIX

8 Units

PARCEL ID NUMBER

1810-01891

FIRE PROTECTION

Fully sprinklered

BUILDING INFORMATION

BUILDING SIZE:	+- 48,064 SF
BUILT:	1970
PARKING AREA:	Ample on-site
CONSTRUCTION:	Wood, steel framed
WATER/SEWER:	Municipal
FIRE PROTECTION:	Fully sprinklered
ELECTRIC:	3 Phase 120/208
GAS:	Natural Gas
ZONING:	Mixed IC Zoning District
ACRE:	3.41

INVESTMENT HIGHLIGHTS

- Low vacancy rate
- A+ location
- Ample parking
- Additional land to build
- Cash flowing property



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NEDDE REAL ESTATE

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



1889 – 1891 WILLISTON ROAD, SOUTH BURLINGTON, VERMONT



PHOTOS



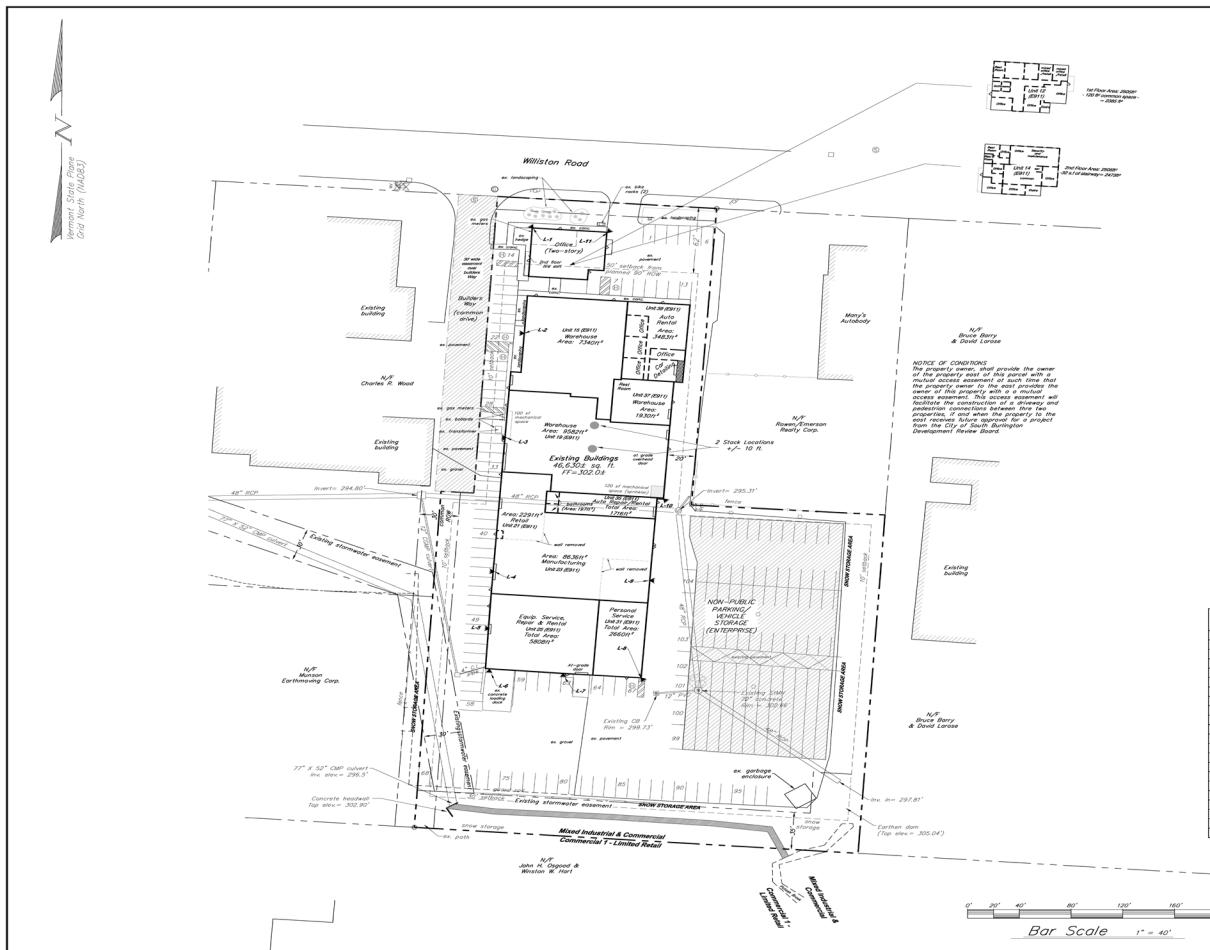
1889 - 1891 WILLISTON ROAD, SOUTH BURLINGTON, VERMONT

PHOTOS



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SITE PLAN



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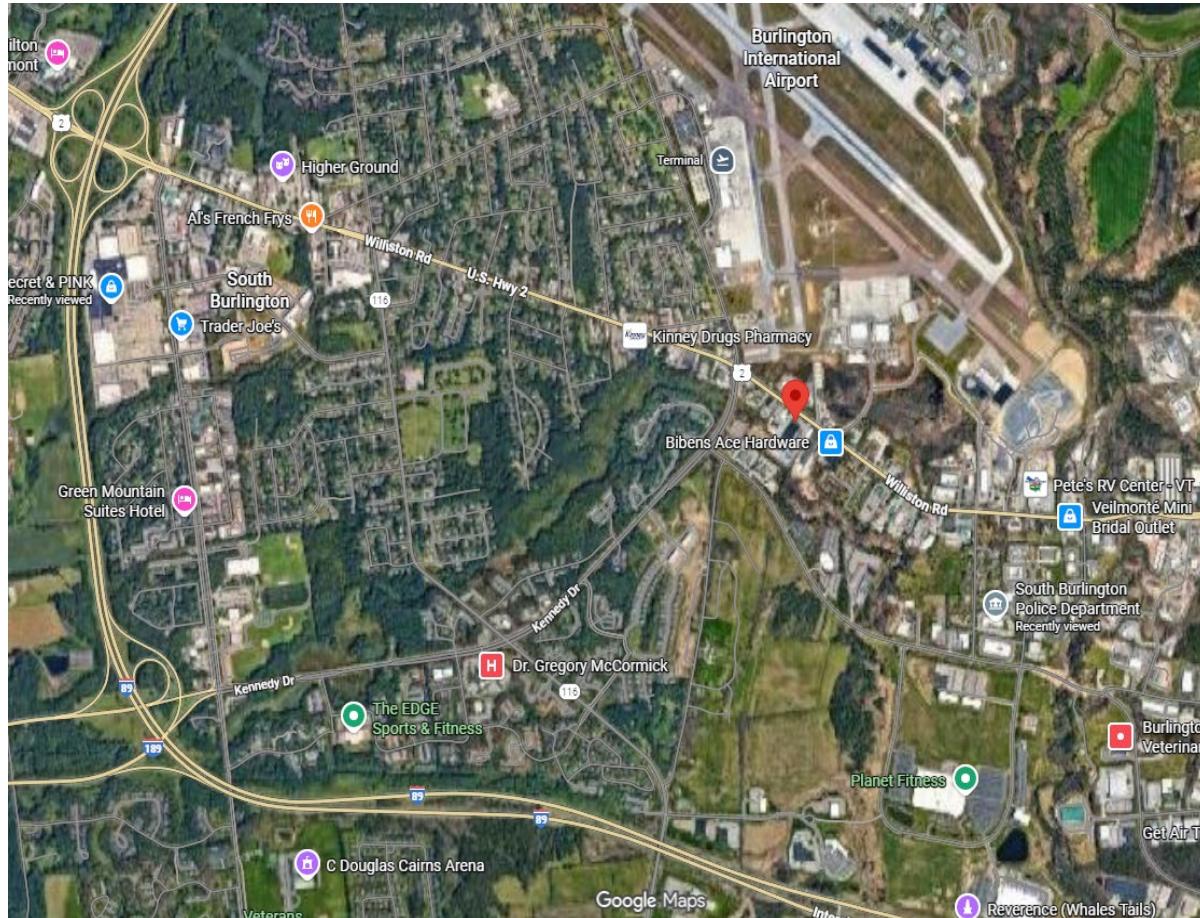
EBRI unit number	UPDATED September 2025	1889 & 1891 Williston Road, South Burlington	UPDATED September 2025
Use	Tenant	Areas (S.F.)	
Front portion of building	1889 Williston Road, South Burlington		
14.00 Office (2nd fl)	Jade Stone Engineering	2505	
12.00 Office (1st fl)	Stone & Browning	2505	
Back portion of building	1891 Williston Road, South Burlington		
39.00 Auto Rental	Enterprise	3483	
15.00 Warehouse	Circle Strings	2500	
19.00 Warehouse	Circle Strings	7340	
37.00 Warehouse	United Fighting Arts Institute	1930	
31.00 Personal Service	United Fighting Arts Institute	1000	
21.00 Manufacturing	Tree House Manufacturing	2291	
23.00 Manufacturing	Tree House Manufacturing	8636	
20.00 Professional Service, Repair, Rental	Welders Parts, LLC	1100	
29.00 Warehouse/Storage	IVVO Innovations, LLC	1790	
35.00 Contractor/Building Trade	MCS Electric	1716	
20.00 Common Space/Mechanical	Common Space/Mechanical	675	
TOTAL	First Floor Total Area		46626

Date revised	Description	Checked	Date
Design			
Brown	ABC		
Checked	140		
Scale	1" = 40'		
Date	9/7/2023		
Project	16207	1899 & 1931 Williston Road	South Burlington, Vermont

SITE PLAN

Cresta Nedde 2 LLC

AERIAL



1889 – 1891 WILLISTON ROAD, SOUTH BURLINGTON, VERMONT



 FINANCIAL SUMMARY

REVENUE **\$563,406**

EXPENSES **\$153,801**

NET OPERATING INCOME: \$409,605

Additional lists of capital improvements and financials available upon request.

*Assuming no Vacancy

** 2026 Proforma



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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:

Nedde Real Estate

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign