

FOR SALE

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

For Sale: \$5,851,000



**1889 - 1891 WILLISTON ROAD
SOUTH BURLINGTON, VERMONT**



FERNANDO CRESTA

O: 802.222.0607

C: 802.343.1305

E: FCRESTA@NEDDERE.COM

JAEGER NEDDE

O: 802.735.0753

C: 802.777.0732

E: JNEDDE@NEDDERE.COM



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

COMMERICAL

- 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
- Aquatic Spa– 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



1889 – 1891 WILLISTON ROAD, SOUTH BURLINGTON, VERMONT

PHOTOS



1889 – 1891 WILLISTON ROAD, SOUTH BURLINGTON, VERMONT

PHOTOS



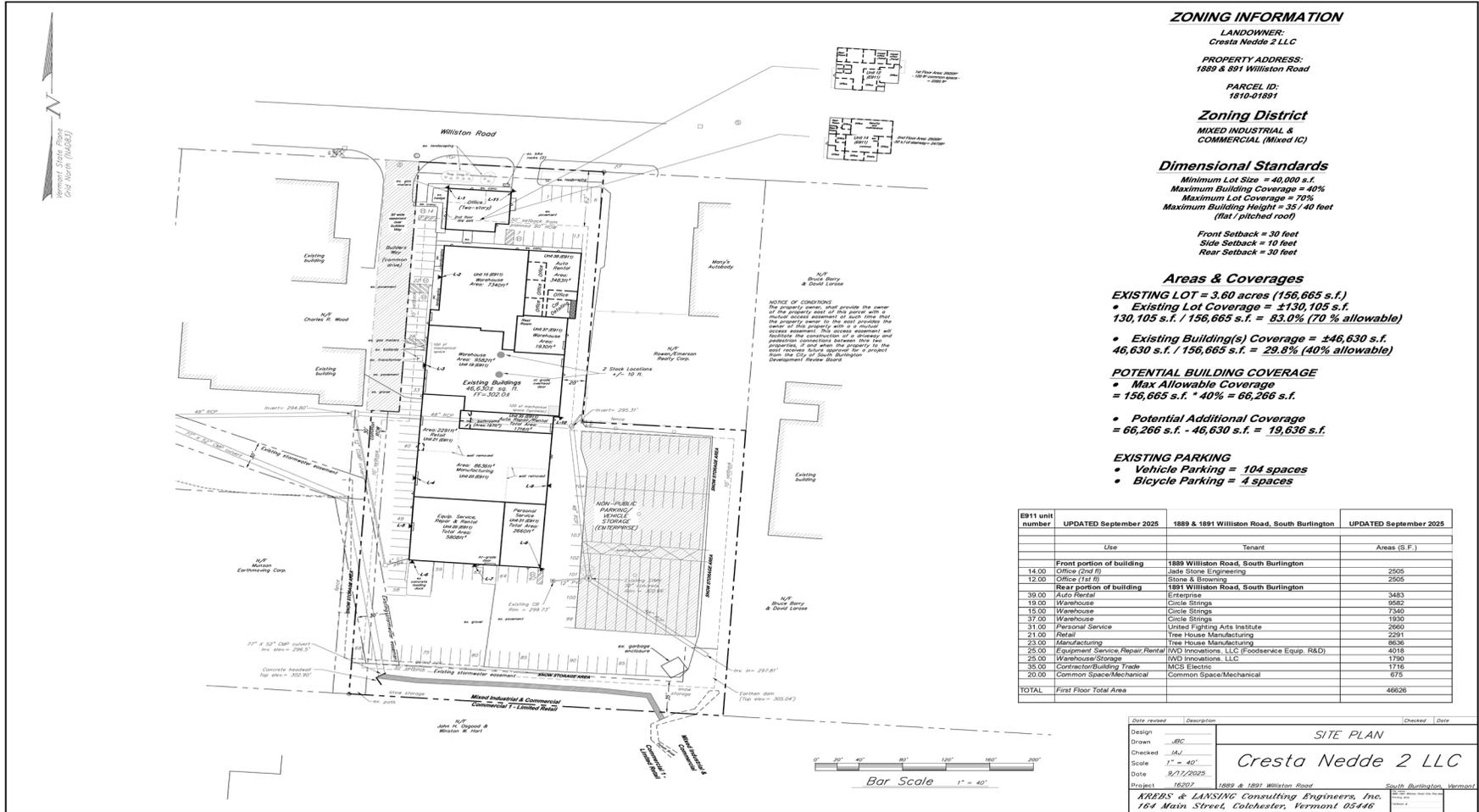
1889 - 1891 WILLISTON ROAD, SOUTH BURLINGTON, VERMONT

PHOTOS



1889 – 1891 WILLISTON ROAD, SOUTH BURLINGTON, VERMONT

SITE PLAN



ZONING INFORMATION

LANDOWNER:
Cresta Nedde 2 LLC
PROPERTY ADDRESS:
1889 & 891 Williston Road

PARCEL ID:
1810-01891

Zoning District
MIXED INDUSTRIAL &
COMMERCIAL (Mixed IC)

Dimensional Standards

Minimum Lot Size = 40,000 s.f.
Maximum Building Coverage = 40%
Maximum Lot Coverage = 70%
Maximum Building Height = 35' 4" (flat / pitched roof)

Front Setback = 30 feet
Side Setback = 10 feet
Rear Setback = 30 feet

Areas & Coverages

- EXISTING LOT = 3.60 acres (156,665 s.f.)
- Existing Lot Coverage = 130,105 s.f.
 - 130,105 s.f. / 156,665 s.f. = 83.0% (70 % allowable)
 - Existing Building(s) Coverage = 146,630 s.f.
 - 146,630 s.f. / 156,665 s.f. = 29.8% (40% allowable)

POTENTIAL BUILDING COVERAGE

- Max Allowable Coverage = 156,665 s.f. * 40% = 66,266 s.f.
- Potential Additional Coverage = 66,266 s.f. - 46,630 s.f. = 19,636 s.f.

EXISTING PARKING

- Vehicle Parking = 104 spaces
- Bicycle Parking = 4 spaces

EB11 unit number	UPDATED September 2025	1889 & 1891 Williston Road, South Burlington	UPDATED September 2025
Use	Tenant	Area (S.F.)	
Front portion of building			
14.00	Office (2nd fl)	1889 Williston Road, South Burlington	2505
12.00	Office (1st fl)	Stone & Browning	2505
Rear portion of building			
39.00	Auto Rental	Enterprise	3483
19.00	Warehouse	Circle Strings	9582
15.00	Warehouse	Circle Strings	7340
37.00	Warehouse	Circle Strings	1930
31.00	Personal Service	United Fighting Arts Institute	2660
21.00	Retail	Tree House Manufacturing	2291
23.00	Manufacturing	Tree House Manufacturing	8638
25.00	Equipment Service/Repair/Rental	IWS Innovations, LLC (Eoodservice Equip. R&D)	4018
25.00	Warehouse/Storage	IWS 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: _____

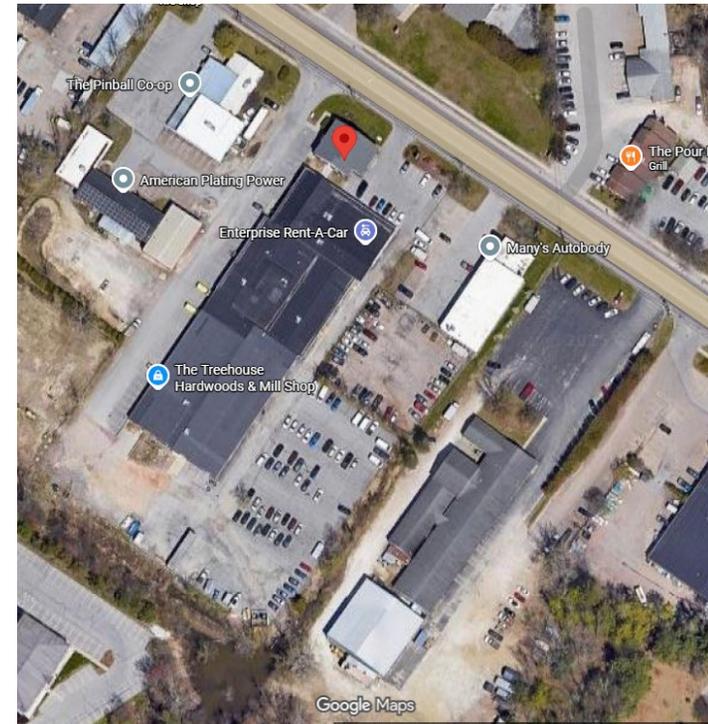
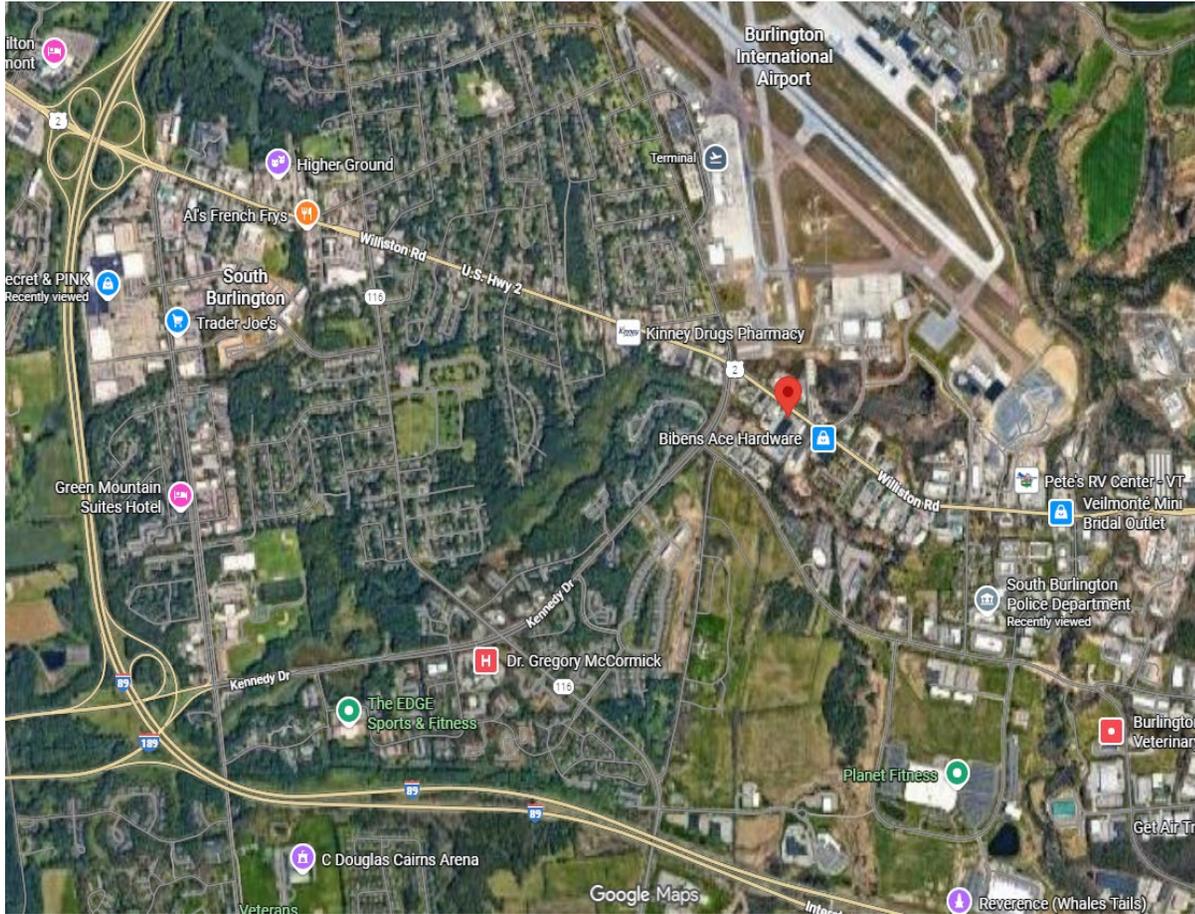
Design: _____
 Drawn: JAU
 Checked: JAU
 Scale: 1" = 40'
 Date: 9/11/2025
 Project: 16207 1889 & 1891 Williston Road South Burlington, Vermont

SITE PLAN
Cresta Nedde 2 LLC

AREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446

1889 - 1891 WILLISTON ROAD, SOUTH BURLINGTON, VERMONT

AERIAL



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FINANCIAL SUMMARY

REVENUE \$588,610

EXPENSES \$153,801

NET OPERATING INCOME: \$434,809

Additional lists of capital improvements and financials available upon request.

* 2026 Proforma



1889 - 1891 WILLISTON ROAD, SOUTH BURLINGTON, 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*