

FOR SALE OR LEASE

GREAT OPPORTUNITY FOR A STAND ALONE OFFICE BUILDING WITH AN ATTACHED WAREHOUSE!

24 Pearl Street, Essex Junction, VT



Located near the Five Corners in Essex Junction, this unique and highly adaptable property offers an outstanding opportunity to convert back into a multi-family residential rental, making it an attractive option for investors, owner-occupants, or those seeking a mixed-use redevelopment opportunity in a prime downtown location. With its spacious layout, full kitchen, multiple rooms, and nearby restaurants, shops, and everyday amenities, the property is well-positioned for residential use while still maintaining excellent commercial flexibility.

SIZE:

4,899 +/- SF

USE:

General office, medical, warehouse, storage

PRICE:

PRICE: \$12.25/SF, NNN (\$3.75 approx.), plus utilities.
\$1,100,000 for sale

AVAILABLE:

Immediately

PARKING:

6 Spaces on-site, as well as free on-street parking

LOCATION:

Five Corners - Essex Jct.

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

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Additional Property Information

Currently configured as a stand-alone office building with a connected commercial warehouse at the rear, the property also presents an ideal setup for a business owner seeking a permanent location with additional storage, workshop or studio. The office area includes multiple private offices, two conference rooms, one and a half baths, and beautiful Arts & Crafts finishes throughout. The space is fully climate-controlled and filled with natural character and charm.

The rear warehouse is heated, insulated, and well-lit, and features a loading dock for easy deliveries and operations. Prominent frontage on Pearl Street provides excellent visibility, with a large sign visible from both directions. Easy access and ample parking create convenience for both residential and commercial users alike. This rare property combines redevelopment potential, downtown accessibility, and functional commercial space all in one exceptional offering.

BONUS OFFER: The owner is a professional contractor and is willing to perform the work prior to closing as part of the deal, and .The property is currently permitted to return to residential upstairs/commercial downstairs and in back (the mullet of commercial real estate).











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

9/24/2015

