

**FOR SALE**

**Office OR Development  
Opportunity in Downtown  
Burlington**

**For Sale: \$1,395,000**



**87-91 COLLEGE STREET  
BURLINGTON, VERMONT**



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## PROPERTY DESCRIPTION

Located in the heart of downtown Burlington, 87–91 College Street presents a rare mixed-use investment and redevelopment opportunity in one of Vermont’s most desirable urban corridors. Split between two structures, 87 College is a historic brick building built in the early 1900s, with the sellers owning the lower two levels. 91 college was constructed around 1920 and is owned entirely by sellers. Situated on approximately 10,824 SF with strong visibility and access.

The existing improvements include professional office suites with functional layouts, natural light, and dedicated parking.

The site benefits from Downtown zoning and offers future expansion or redevelopment possibilities, making it attractive for investors, owner-users, or developers seeking a strategic foothold near Burlington’s commercial, retail, and waterfront districts.

Surrounded by established businesses, restaurants, and residential developments, the property offers walkability, accessibility, and long-term value in a stable and highly sought-after market area.



87-91 COLLEGE STREET, BURLINGTON, VERMONT

## SALE PRICE

\$1,395,000

## PROPERTY TYPE

Office & Redevelopment

## EXISTING UNIT MIX

2 separate condos on Parcel. Residential Unit above 87 college owned by others.

## PARCEL ID NUMBER

87 College Street – 049-1-138-001

91 College Street – 049-1-138-003

## BUILDING INFORMATION

<b>BUILDING SIZE:</b>	87 College Street: 2,592 SF 91 College Street: 4,118 SF
<b>BUILT:</b>	1850 - 1920
<b>PARKING AREA:</b>	7 spaces
<b>CONSTRUCTION:</b>	Wood, brick
<b>WATER/SEWER:</b>	Municipal
<b>GAS:</b>	Natural Gas
<b>ZONING:</b>	FD6 Downtown Core
<b>ACRE:</b>	+0.25

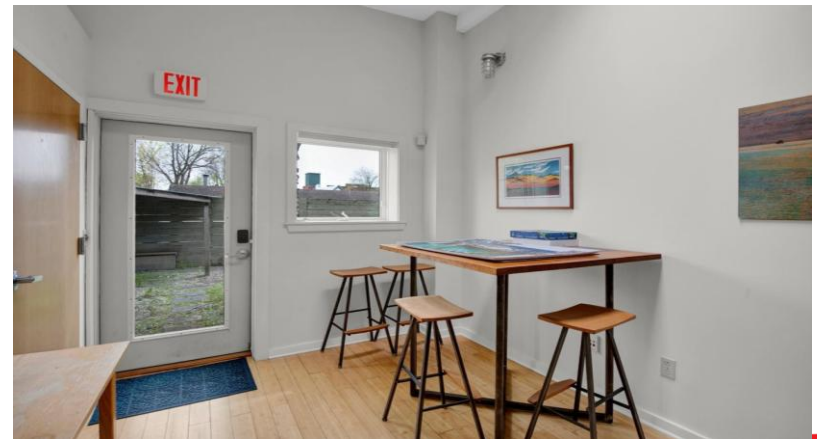


87-91 COLLEGE STREET, BURLINGTON, VERMONT

## INVESTMENT HIGHLIGHTS

- Redevelopment Opportunity
- A+ location
- High end office spaces with unique touches
- Two distinct buildings
- Gorgeous grounds with outside area
- Within walking distance to all that Burlington has to offer
- 5-minute drive to I-89
- Additional parking available close by if needed

PHOTOS



87-91 COLLEGE STREET, BURLINGTON, VERMONT

PHOTOS



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PHOTOS



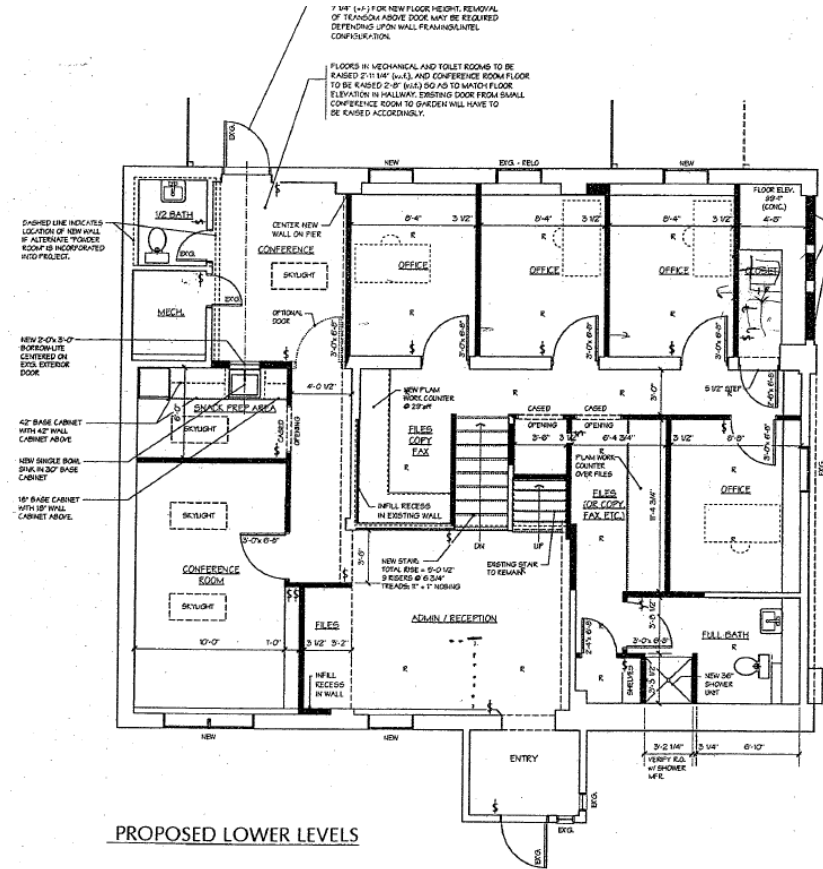
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POTENTIAL REDEVELOPMENT RENDERINGS



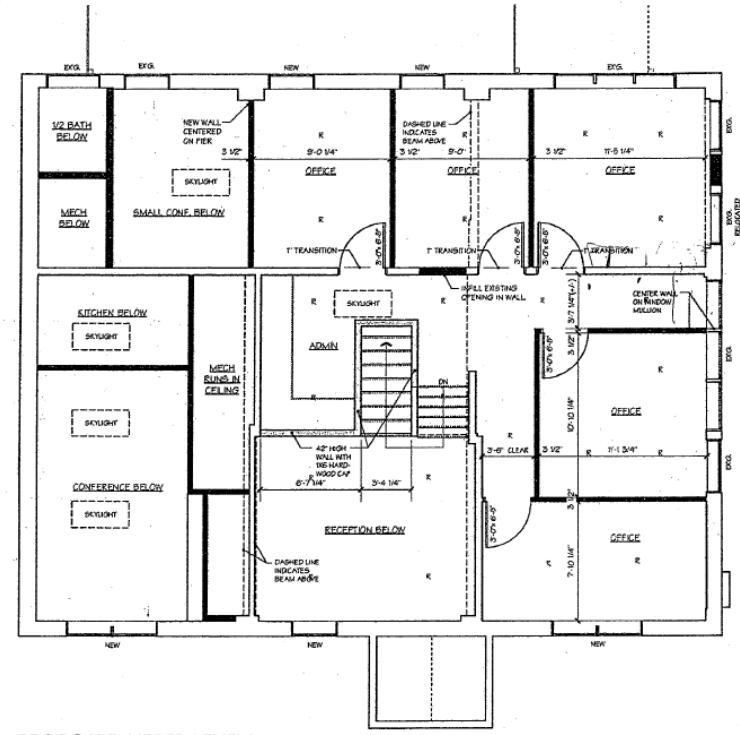
87-91 COLLEGE STREET, BURLINGTON, VERMONT

**91 COLLEGE FLOOR PLAN**



**PROPOSED LOWER LEVELS**

REMOVE EXISTING WINDOWS AND DOOR. HULL OPENINGS WITH NEW 2x6 FRAMING. INSULATE CAVITY WITH 4" FIBERGLASS BATT INSULATION. FINISH INTERIOR WITH 6/8" GYP. SO. FINISH EXTERIOR PER ELEVATION NOTES.



**PROPOSED UPPER LEVELS**

**SDK - OFFICE - PROPOSED**

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DUNCAN • WISNIEWSKI ARCHITECTURE  
A Professional Corporation

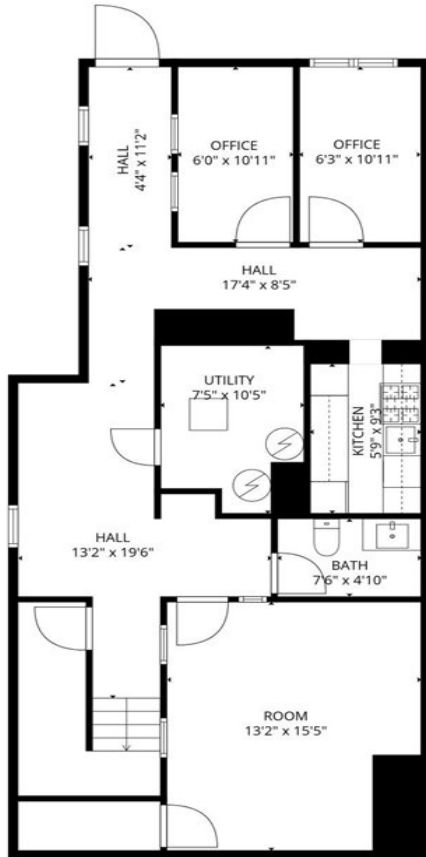
SCALE: 1/8" = 1'-0"  
DATE: JAN 6, 2004

**DUNCAN • WISNIEWSKI ARCHITECTURE**  
255 SOUTH CHAMPLAIN STREET, BURLINGTON, VERMONT 05401 (802) 864-6693

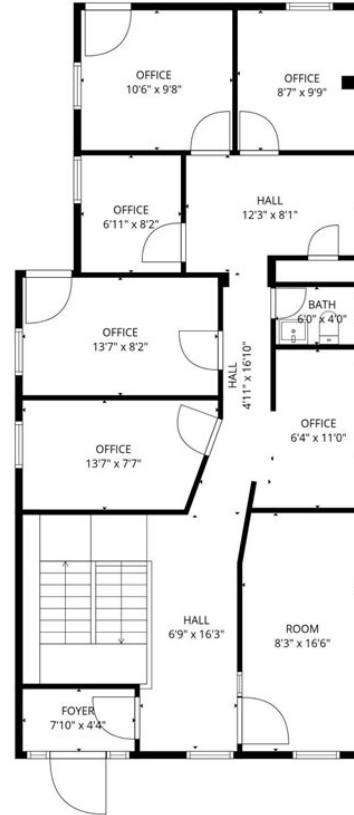
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**87-91 COLLEGE STREET, BURLINGTON, VERMONT**

**87 COLLEGE FLOOR PLANS**



**TOTAL: 2010 sq. ft**  
Basement: 882 sq. ft, 1st floor: 1128 sq. ft

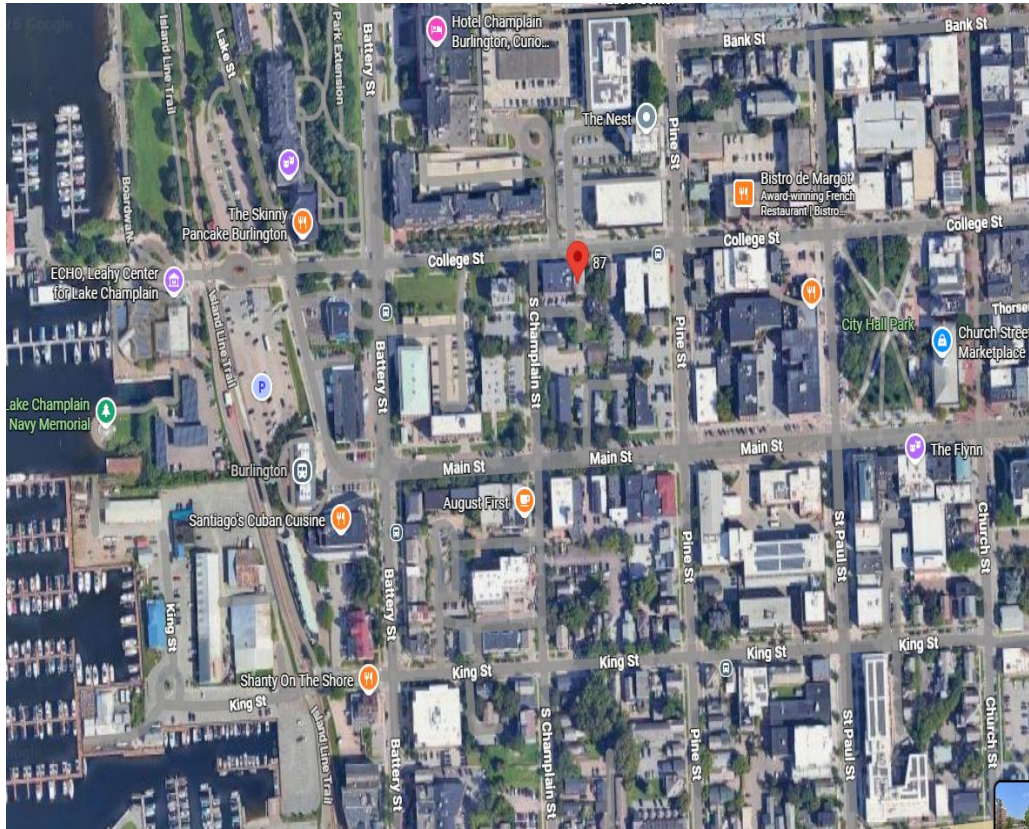


**TOTAL: 2010 sq. ft**  
Basement: 882 sq. ft, 1st floor: 1128 sq. ft  
EXCLUDED AREAS: UTILITY: 67 sq. ft, UNDEFINED: 9 sq. ft, WALLS: 147 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

87-91 COLLEGE STREET, BURLINGTON, VERMONT

**AERIAL**



**87-91 COLLEGE STREET, BURLINGTON, VERMONT**

**Disclaimer:**

Information contained herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property.





# 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*