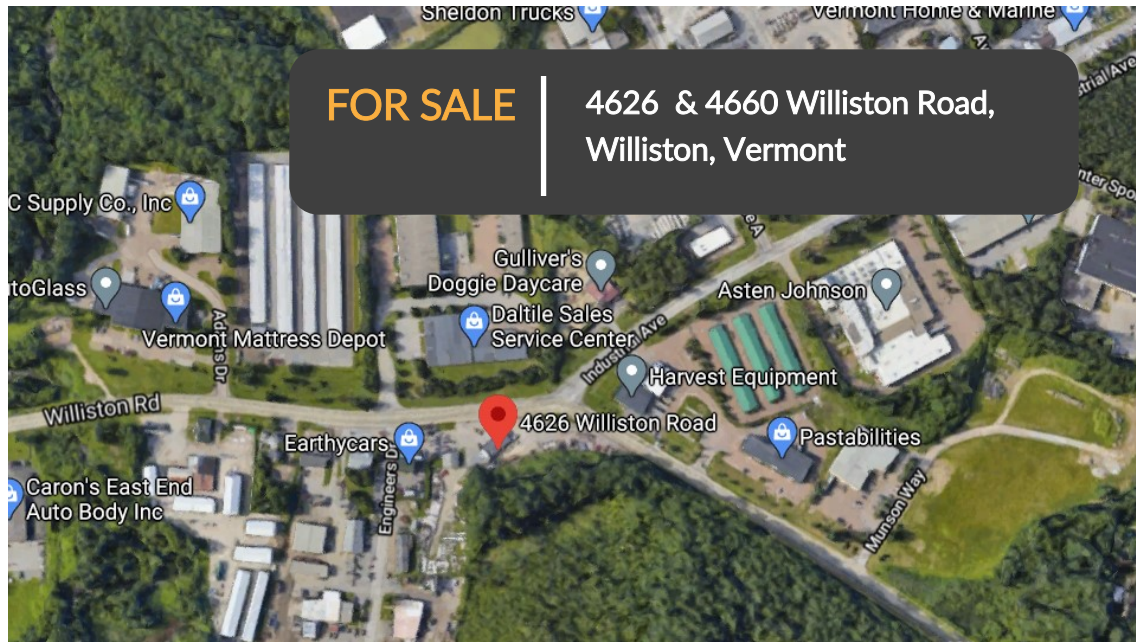




DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com



FOR SALE

4626 & 4660 Williston Road,
Williston, Vermont

Commercial Investment & Development Opportunity!

PRICE REDUCTION!!!



CONTACT US

Donahue & Associates

(802) 862-6880

www.donahueassociatesvt.com



Steve Donahue

Steve@donahueassociatesvt.com



FOR SALE

4626 & 4660 Williston Road

Williston, Vermont

ABOUT THE PROPERTY

4626 and 4660 Williston Road includes a roughly 3,600 square foot multi-tenant office building with approximately 1.26 acres +/- of land with over 450' of Williston Road frontage. The investor or developer can utilize office and yard space while enjoying a source of income from both indoor and outdoor leased spaces (in place NOI estimated at \$26,851 with projected NOI of over \$49,000) as one considers the redevelopment of the property. Owner has sold over 15,000 yards of sand from embankment with more on site to sell!!!

The State of Vermont Department of Transportation is finalizing a multimillion dollar upgrade to the Williston Road and Industrial Avenue intersection which will upgrade and enhance the properties visibility to the Route 2/Williston Road/Industrial Avenue traffic.

Industrial Zoning District West provides flexibility for many commercial and industrial uses.

Sale Price: ~~\$579,900~~ Price Reduced—\$495,000

PROPERTIES AT A GLANCE

4262 Williston Road, Williston, Vermont

- ◇ SPAN - 759-241-101110 Parcel ID—07105.081000
- ◇ Building Size—Roughly 40' X 90' - 3,600 SF +/-
- ◇ Parcel Size—0.83 acres
- ◇ Town Assessment— \$258,200
- ◇ Real Estate Taxes—\$5,032.83
- ◇ Town Water/Private Septic
- ◇ One story office building leased to single office tenants with parking and exposure along with easy access to the interstate.

4660 Williston Road, Williston, Vermont

- ◇ SPAN—759-241-10111 Parcel ID—07105.079000
- ◇ Parcel Size—0.50 acres
- ◇ Town Assessment— \$67,200
- ◇ Real Estate Taxes—\$1,309.86
- ◇ Open land utilized for outdoor storage and display. Potential to sell off sand filled hill to enlarge site for further use and development.





DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

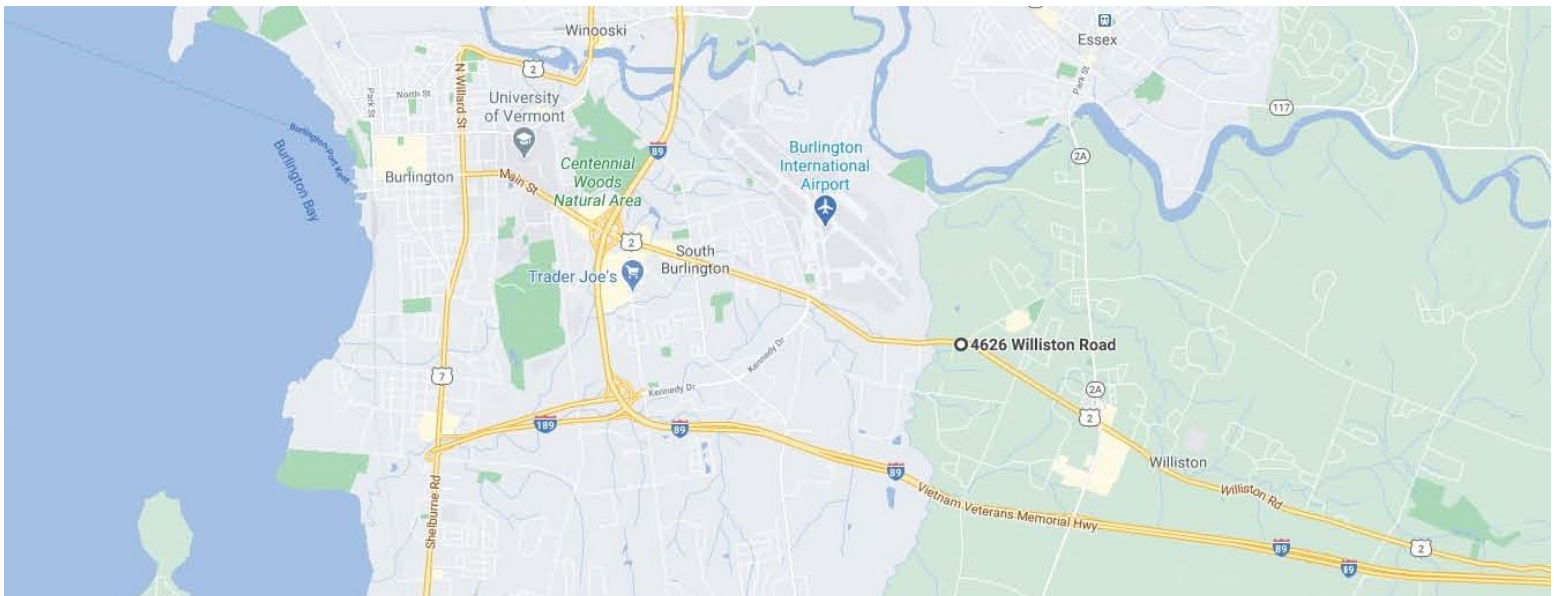
FOR SALE

4626 Williston Road, Williston, VT

PROJECTED ESTIMATED INCOME AND EXPENSES

12/3/2020		PROJECTED						Lease Comments
Income	Monthly	IN PLACE	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024		
Office 101 - Greniere Accounting	\$ 350.00	\$ 4,200	\$ 4,284	\$ 4,370	\$ 4,457	\$ 4,546	Was \$440 with Pappas	
Office 102 - Vacant	\$ 400.00	\$ -	\$ 3,600	\$ 4,896	\$ 4,994	\$ 5,094	Project April 1 Lease Up	
Office 103 - EcoTek Cleaning	\$ 470.00	\$ 5,640	\$ 5,753	\$ 5,868	\$ 5,985	\$ 6,105		
Office 104 - Mathewson	\$ 330.00	\$ 3,960	\$ 4,039	\$ 4,120	\$ 4,202	\$ 4,286		
Office 105 - Vacant	\$ 400.00	\$ -	\$ 3,600	\$ 4,896	\$ 4,994	\$ 5,094	Project April 1 Lease Up	
Office 106 - Shimek with 107 & 108	\$ 1,100.00	\$ 13,200	\$ 13,464	\$ 13,733	\$ 14,008	\$ 14,288		
Office 107 - with 106, 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Office 108 - with 106, 107Future Farms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Office 109 - AJ Trailer	\$ 365.00	\$ 4,380	\$ 4,468	\$ 4,557	\$ 4,648	\$ 4,741		
Office 110 - Mack	\$ 235.00	\$ 2,820	\$ 2,876	\$ 2,934	\$ 2,993	\$ 3,052		
Office 111 - Vacant	\$ 225.00	\$ -	\$ 2,025	\$ 2,754	\$ 2,809	\$ 2,865	Project April 1 Lease Up	
Office 112 - Sterling	\$ 260.00	\$ 3,120	\$ 3,182	\$ 3,246	\$ 3,311	\$ 3,377		
Office 113 - Coolidge	\$ 235.00	\$ 2,820	\$ 2,876	\$ 2,934	\$ 2,993	\$ 3,052		
Office 114 - Vacant	\$ 235.00	\$ -	\$ 2,115	\$ 2,876	\$ 2,934	\$ 2,993	Project April 1 Lease Up	
Outside Yard 1 - Fox	\$ 800.00	\$ 9,600	\$ 9,792	\$ 9,988	\$ 10,188	\$ 10,391		
Outside Yard 2 (formally Eustace)	\$ 500.00	\$ -	\$ 4,500	\$ 6,120.0	\$ 6,242.4	\$ 6,367.2	Project April 1 Lease Up	
Total	\$ 5,905	\$ 49,740	\$ 66,575	\$ 73,292	\$ 74,758	\$ 76,253		
		IN PLACE	Year					
Expenses			2021	2022	2023	2024		
Real Estate Property Taxes	\$ 514.75	\$ 6,177	\$ 6,177	\$ 6,301	\$ 6,427	\$ 6,555		
Property Insurance	\$ 87.50	\$ 1,050	\$ 1,050	\$ 1,071	\$ 1,092	\$ 1,114		
Utilities								
Electricity	\$ 310.00	\$ 3,720	\$ 3,720	\$ 3,794	\$ 3,870	\$ 3,948		
Natural Gas	\$ 206.00	\$ 2,472	\$ 2,472	\$ 2,521	\$ 2,572	\$ 2,623		
Water & Sewer	\$ 33.33	\$ 400	\$ 400	\$ 408	\$ 416	\$ 424		
HVAC - Maintenance & Repair	\$ 152.18	\$ 1,826	\$ 1,826	\$ 1,863	\$ 1,900	\$ 1,938		
Building Repairs & Maintenance	\$ 166.67	\$ 2,000	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122		
Sprinkler System - N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Rubbish	\$ 152.00	\$ 1,824	\$ 1,824	\$ 1,860	\$ 1,898	\$ 1,936		
Maintenance & Snow Removal	\$ 170.00	\$ 2,040	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165		
Janitorial & Cleaning	\$ 115.00	\$ 1,380	\$ 1,380	\$ 1,408	\$ 1,436	\$ 1,464		
Total Expenses		\$ 22,889	\$ 22,889	\$ 23,347	\$ 23,814	\$ 24,290		
		IN PLACE						
Net Operating Income (NOI)		\$ 26,851	\$ 43,686	\$ 49,945	\$ 50,944	\$ 51,963		

GREATER WILLISTON AREA MAP





DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE

4626 & 4660 Williston Road

Williston, Vermont

ZONING INFORMATION - PARTIAL

Industrial Zoning District West (IZDW) accommodates a variety of industrial and commercial uses. The principle goal is that industrial uses can prosper without adverse impacts on the neighbors. There is a minimum height limited to 36 feet. There are setbacks; setbacks from the side and back of the property are 12 feet, and there is a minimum road setback of 35 feet.

Chapter 36

Industrial Zoning District West

This chapter establishes the Industrial Zoning District West (IZDW) and the standards that are specifically applicable within it.

36.1 Boundaries – Purpose

36.1.1 What are the boundaries of the IZDW? This zoning district is shown on the official zoning map that accompanies this bylaw.

36.1.2 What is the purpose of the IZDW? This zoning district accommodates a variety of industrial and some commercial uses, providing numerous jobs. The principal goal here is to ensure that industrial uses can prosper without adverse impacts on or complaints from incompatible neighbors.

36.1.3 What uses are permitted in the IZDW? See Table 36.A and the following notes.

36.1.3.1 Limited Commercial. Commercial uses will be limited to space-extensive retailing and a limited range of services that generally would not contribute to the on-the-street vitality of a retail shopping area.

36.1.3.2 Offices. Independent offices are not generally permitted in this zoning district, but may be permitted in business incubators or in order to support the adaptive re-use of existing industrial buildings.

Business Incubator. A space that is made available to start-up enterprises at less than market rates. Incubators generally provide central services to the start-ups, including shared administrative support and business planning.

36.1.3.3 Accessory Structures and Uses. Accessory uses and structures are permitted in all zoning districts, as provided in Chapter 17 of this bylaw.

36.1.3.4 Medical Marijuana Dispensaries. The IZDW is the only zoning district where Medical Marijuana Dispensaries are allowed. Medical Marijuana dispensaries in the IZDW are only allowed as follows:

36.1.3.4.1 Discretionary Permit Required. An Administrative Permit to establish a Medical Marijuana Dispensary may only be issued by the Zoning Administrator following the approval of a Discretionary Permit by the DRB, following all of the required procedures of WDB 6.

36.1.3.4.2 Submission Requirements and Security Plan. Applications for Medical Marijuana Dispensaries must include all of the information required by the Discretionary Permit Checklist and must also include a Security Plan that explains how the Dispensary will be secured including:

- A description of how all points of entry (including but not limited to doors, windows, HVAC grates and roof accesses) will be secured.
- A description of how all marijuana materials will be secured within the dispensary

- A description of what on-site security will be provided during hours of operation.
- A description of all alarm systems and automatic lighting or other systems that will be used to provide security for the dispensary after hours.

36.1.3.4.3 Hours of operation. The DRB may permit a medical marijuana dispensary to operate between the hours of 9:00 AM and 6:00PM, Monday through Friday. In consultation with Williston's Planning, Police and Fire departments, the DRB may decide to further restrict the hours of operation of a Medical Marijuana Dispensary.

36.1.3.4.4 Signage. Signage for a Medical Marijuana Dispensary may only be approved as a part of the Discretionary Permit. Signage shall include text only and shall not incorporate any graphical elements including but not limited to pictures, icons or symbols. Signs for medical marijuana dispensaries may only be placed on the wall of the building containing the main entrance of the dispensary within OR on the ground within 50 feet of the dispensary entrance. Signs are limited to one (1) wall sign of 12 square feet in size OR one freestanding sign no more than six (6) feet in height of no more than eight (8) square feet in size.

36.1.3.4.5 Other Limitations on Operation of Medical Marijuana Dispensaries. A Medical Marijuana Dispensary may only be permitted if it meets all of the requirements and operates under all of the restrictions of 18 V.S.A. §4471-4472 as it was adopted in June of 2012, including but not limited to the number of registered patients, amounts of marijuana allowed on-site, and all prohibitions on the consumption of marijuana contained therein.

36.1.3.4.7 Location No Medical Marijuana Dispensary shall be located within 1000 feet of the property line of a child care center or within 2000 feet of the property line of a school in existence at the time a complete Discretionary Permit application for the Dispensary is filed with the Zoning Administrator.

36.2 Permits. Permit requirements are explained in Chapters 4-6. With the minor exceptions noted there, all development in this zoning district will require a discretionary permit before an administrative permit can be approved.

36.3 Dimensional Standards

36.3.1 Is there a maximum building height in the IZDW? Yes. Building height in the IZDW is limited to 36 feet.

36.3.2 Must development in the IZDW be set back from property lines? Yes. Setbacks from rear and side property lines in this zoning district are controlled by the landscaped buffer requirements of Chapter 23.

36.3.3 Must development in the IZDW be set back from roads? Yes. The minimum setbacks from roads in this zoning district shall be:

36.3.3.1 ... from the right-of-way of I-89, 150 feet; and

36.3.3.2 ... from the right-of-way of any other road, 35 feet.

Adopted by the Selectboard: 6/1/200



Williston Unified Development Bylaw
Page 36 of 12



**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE
4626 & 4660 Williston Road
Williston, Vermont

EXTERIOR PHOTOS





**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE

4626 Williston Road, Williston, VT

PHOTOS





**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE
4626 & 4660 Williston Road
Williston, Vermont

EXTERIOR HILLTOP PHOTOS





FOR SALE

4626 Williston Road, Williston, VT



DISCLAIMER

William M and Susan C Andrus, (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 4626 Williston Road, Williston, Vermont (the "Property"). The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Broker or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither Owner nor Broker, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Broker make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserves the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.

Seller is under no obligation to sell the Property and may remove the Property from the market at any time.

The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.

FOR SALE

4626 Williston Road, Williston, VT



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 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