

# 1.38 ACRE DEVELOPMENT LOT FOR SALE

SOUTH BURLINGTON, VERMONT



## DEVELOPMENT OPPORTUNITY IN PRIME LOCATION!

On the Corner of Kennedy Drive and Hinesburg Road

**LOT SIZE:** 1.38 Acres -- 493' Total Road Frontage

**ZONING:** RES 7 - Neighborhood Commercial

**TRAFFIC COUNT:** 22,000 + Cars Daily

**PRICE:** \$995,000

### COMMENTS:

- \* Unique opportunity at busy South Burlington intersection.
- \* Zoning allows multiple commercial and residential uses.
- \* Phase 2 Environmental Risk Assessment and Mitigation completed.
- \* This property is only minutes to Burlington's International Airport, The University of Vermont Campus and Medical Center, University Mall, Church Street Market Place, Maple Tree Place and Interstate 89.
- \* Possible uses include: Residential | Medical/Dental | General Office | Pharmacy | Restaurant | Bank | Church | Hotel



FOR MORE INFORMATION CONTACT:

Brad Worthen 802.863.8217 x 48

[bworthen@vermontrealstate.com](mailto:bworthen@vermontrealstate.com)