

# For Sale

## 2800 Shelburne Road, Shelburne, Vermont

POMERLEAU  
REAL ESTATE



FOR MORE INFORMATION, CONTACT:

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2800 Shelburne Rd, Shelburne, Vermont



## 34,410 SF Building For Sale

**PRICE:** \$2,650,000

**SIZE:** 34,410 SF

1<sup>st</sup> Floor – 18,330 SF

Lower Level – 16,080 SF (Mini-Storage)

Welcome to a unique opportunity to acquire a well-established commercial building strategically located on Shelburne Rd in the heart of Vermont. This expansive property boasts 34,410 SF of prime commercial space, offering an exceptional investment for those seeking a thriving business location.

Boasting 34,410 SF of retail, warehouse and mixed-use space, the property caters to a variety of business needs allowing for diverse leasing opportunities. With an existing mini-storage business established on the lower level, this property offers immediate rental income.

Its Shelburne Rd location offers proximity to key amenities, retail centers, and residential neighborhoods, ensuring a steady flow of potential customers and clients.



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## Building Description

Building Information	
Size	34,410 SF 1 <sup>st</sup> Floor – 18,330 SF Lower Level – 16,080 SF
Acreage	2.8 acres
Zone	Mixed-Use Commercial
SPAN	582-183-10553
Parcel ID	700-2800
Taxes (2023)	\$48,293.00
Water/Sewer	Municipal
HVAC	5 gas fired furnaces. New as of 2019. A/C throughout.
Electric	400 AMP
Construction	Vinyl and metal siding
Foundation	Concrete
Roof	Mixture of metal and standing seam. Metal Age: 40 years Standing Seam Age: 16 years
Mezzanine	Small 2 <sup>nd</sup> floor office space
Year Built	1984 with an addition in 1986

Building Information	
Solar Panels	57.75-kilowatt system on roof. Owned – Purchased in 2020. Pays for building energy. Panels are on metal roof portion of building.
Deeded Right of Way	Portion of Wild Rose Circle is owned by this parcel.
Parking	Upper Lot – 30 spaces Lower Lot – 10/12 spaces
U-Haul	Town of Shelburne has approved 12 parking spots allotted for U-Haul use in upper lot
Road Frontage	371' of frontage along Shelburne Rd.
Ceiling Height	18' on first floor
Loading Dock	1 – into furniture space on upper level.
Drive-In Door	1 – into storage facility
Sprinklered	Dry System
Bathrooms	1 bathroom



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## Mini Storage Business Description

Information	
Size	16,080 SF
Storage Units	137 Units
Size Range	16 SF – 612 SF
Note on Size	There is approximately 11,157 SF of leasable storage space, meaning there is roughly 4,923 SF of common hallway space.
Monthly Income	Ranging from \$8,000 - \$10,000/month
Annual Income	Ranging from \$96,000 - \$120,000
Rental Agreements	To transfer to Buyer upon closing
Parking	10-12 spaces in rear of building. Drive-in door available by entrance to storage area.
Years in Operation	1998



**Description** Seize the opportunity to own and elevate a thriving mini storage business! This well-established venture offers an ideal investment for those looking to enter the lucrative world of storage solutions. Benefit from a reliable and consistent income stream generated by the 137 storage units. A history of high occupancy rates ensures a steady and predictable revenue flow. The facility is equipped with advanced security features, including key code access and alarm systems. A secure and monitored environment instills confidence in tenants and minimizes risk.



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## Photos



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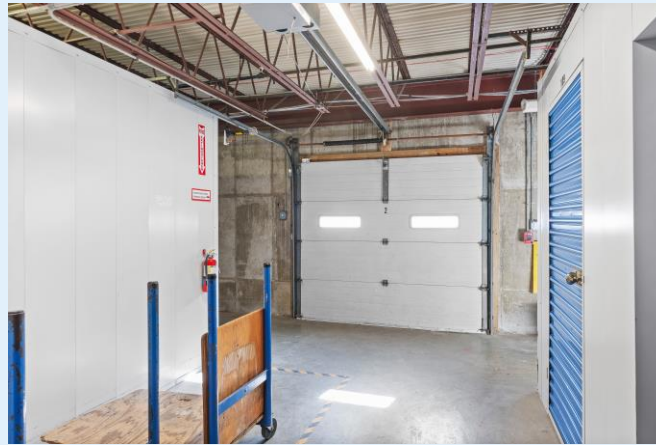


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## Photos



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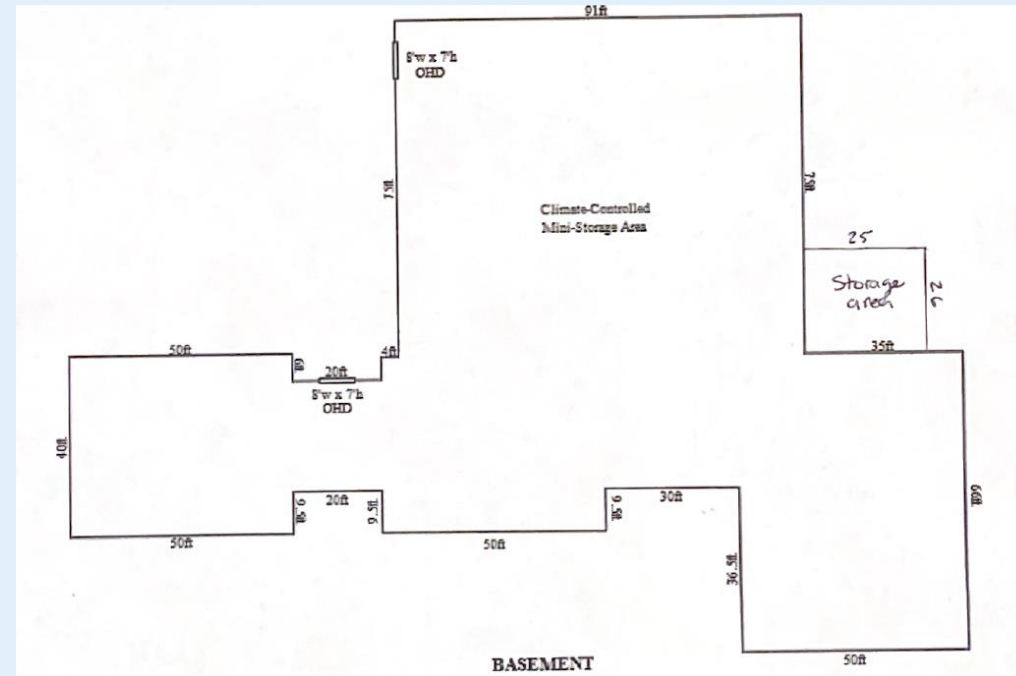
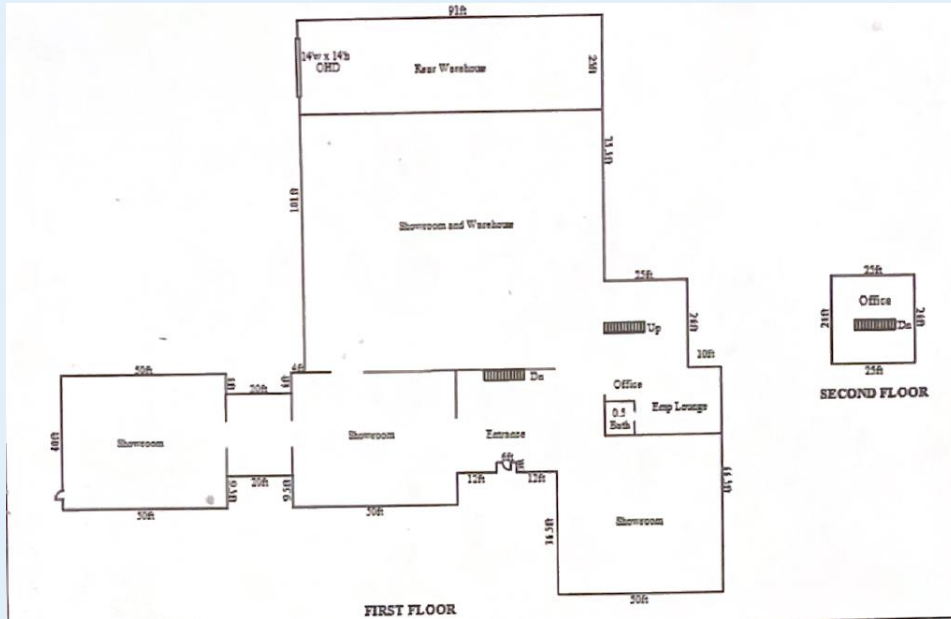
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## Floor Plans



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For additional property details please reach out to Kendra Kenney or Brad Worthen.



Kendra Kenney  
802.863.8218



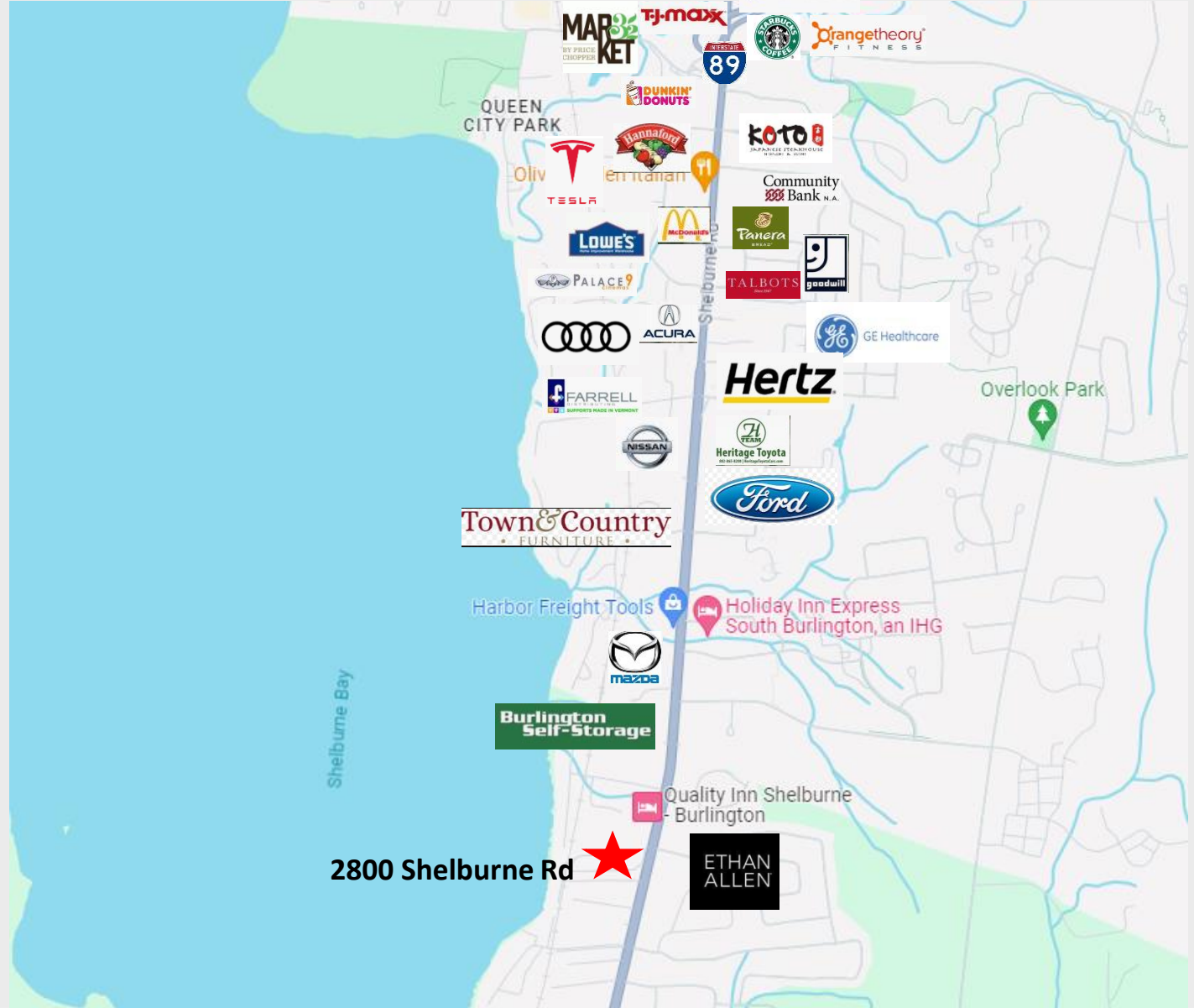
Brad Worthen  
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In partnership with:



*Information 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. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.*



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