

# 1515 Shelburne Rd

South Burlington, VT 05403

POMERLEAU  
REAL ESTATE



## AVAILABLE FOR SALE:

**PRICE:** \$3,999,000

**SIZE:** 25,000 +/- sf

### PROPERTY HIGHLIGHTS:

Currently occupied by Town & Country Furniture Shop, this property features a 25,000+/- SF showroom and warehouse. Also included is 4,500 SF usable storage facility below grade.

Directly on Vermont Rt-7 with easy accessibility. VT-Trans estimates 20,000-30,000 Average Daily Traffic Count (2019)

Accompanied with two loading stations, limited to 26ft short bed trucks.

### ZONING ALLOWANCE:

- Vehicles & equipment Sale, Rental, Repair , car wash
- Restaurant, QSR W/ Drive-through, Tavern
- Kennel, Veterinarian, Animal shelter, Pet Grooming
- Office, Multi-Family Dwelling, Retail sales
- Dispensary (dispensing only)



FOR MORE INFORMATION, CONTACT:

**Brad Worthen**

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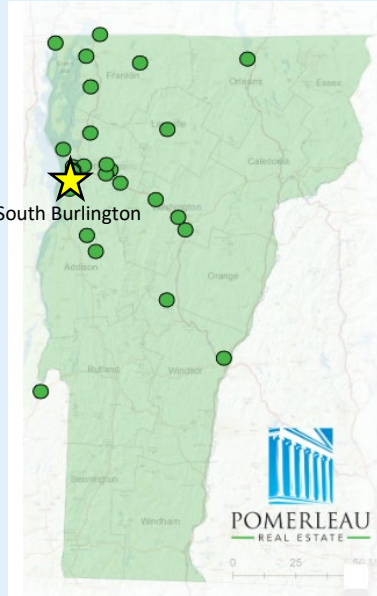




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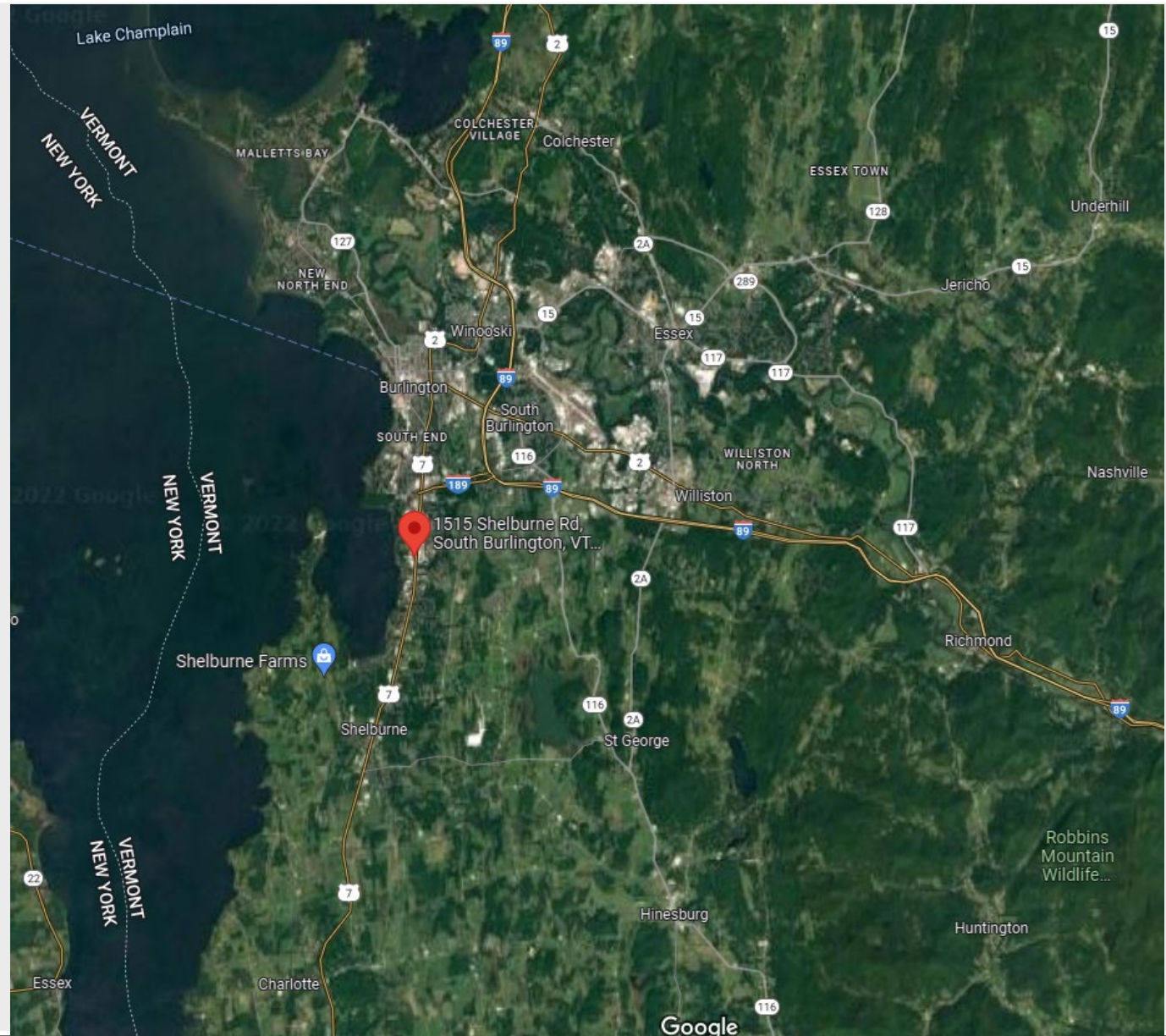


**Pomerleau Real Estate**  
69 College Street  
Burlington, VT 05401

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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