

**Shelburne Commons Flex Space for Lease
2,035 SF**



NEDDE

real  estate

Shelburne Commons Flex Space For Lease

**Great Flex Space
4066 Shelburne Road
Shelburne, Vermont**

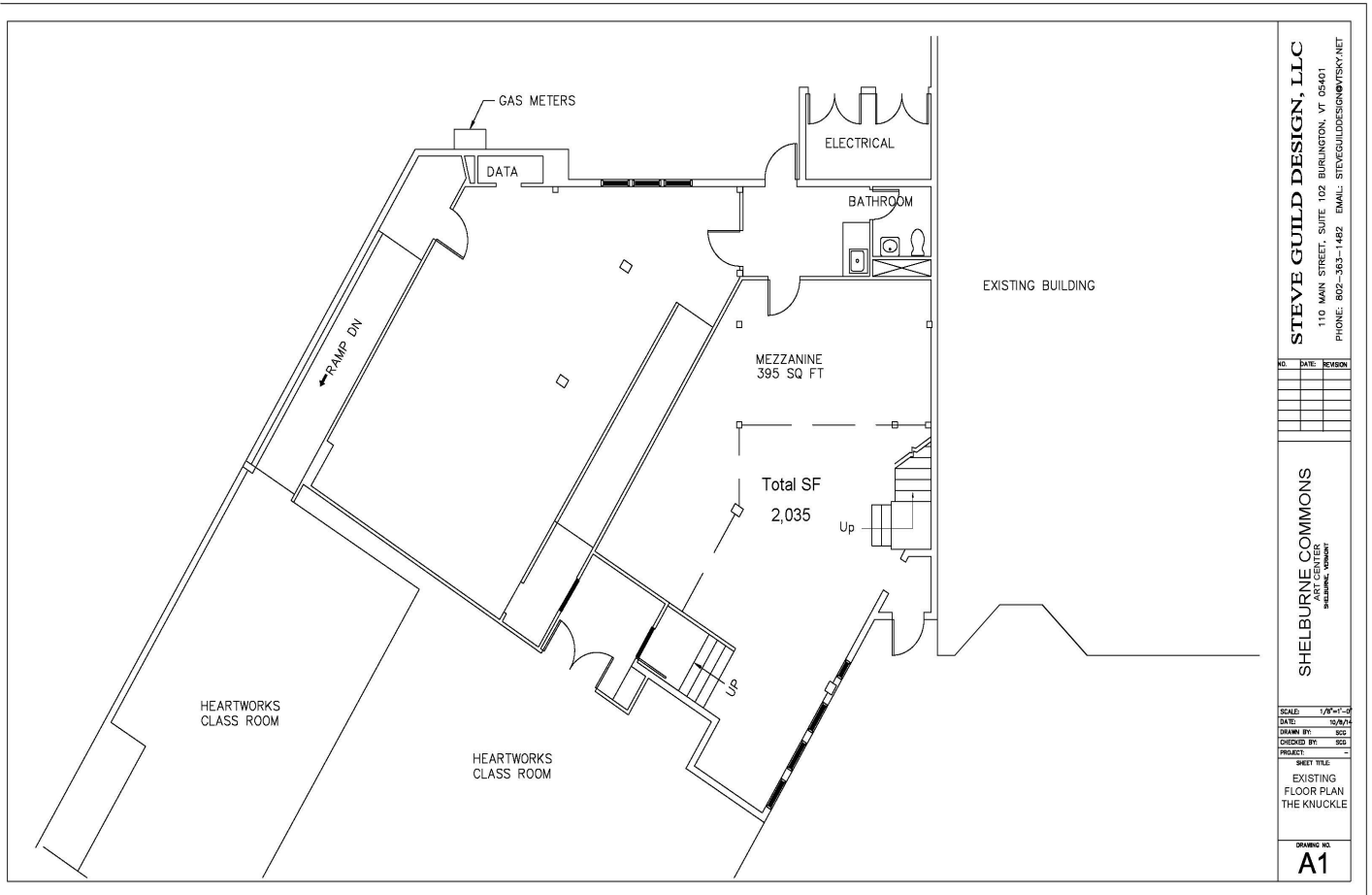
Excellent Location

Retail/Flex space off Route 7 in Shelburne available for immediate occupancy. Approximately 2,035 SF plus loft space with Private bathroom, private entrance, easy access in and out, ample parking and great neighbors in this quaint Shelburne complex. \$10.00/SF plus CAM of \$6.49/SF. Other tenants in the building include Archie's Grill and The Scoop Shop, a popular food destination, Balance Chiropractic and Vermont Ballet Theater School.

Offered

For Lease\$10/SF
CAM\$6.49/SF
Square Footage 2,035 SF
Zoning Mixed Use District





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NO.	DATE	REVISION

SHELBURNE COMMONS
 Shelburne, Vermont

SCALE: 1/8"=1'-0"
 DATE: 10/2/14
 DRAWN BY: SCS
 CHECKED BY: SCS
 PROJECT: -

SHEET TITLE:
 EXISTING FLOOR PLAN
 THE KNUCKLE

DRAWING NO.
A1