

FOR SALE

Gorgeous Downtown Office Condominium for Sale!



84 Pine Street, 5th Floor
BURLINGTON, VERMONT



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OVERVIEW

A unique opportunity to own a high-quality condominium office suite in Downtown Burlington with gorgeous views of Lake Champlain and The Adirondacks.

Located on the 5th floor, this floor has 14 private offices with windows, 2 conference rooms, reception/waiting area, kitchenette and private baths.

The space is built for 2-3 entities, however, could easily be converted for an owner user.

SALE PRICE

\$1,150,000

PROPERTY TYPE

Office/Retail/Service

SIZE

5,670 SF

ZONING

Form Based FD6, Downtown Core

LOCATION

Financial Plaza



84 PINE STREET, BURLINGTON, VERMONT

NEDDE REAL ESTATE

747 PINE ST., SUITE 501, BURLINGTON, VT 05401
802.651.6888 | NEDDEREALSTATE.COM

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INTERIOR PHOTOS



84 PINE STREET, BURLINGTON, VERMONT

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PHOTOS



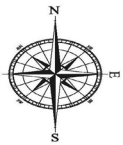
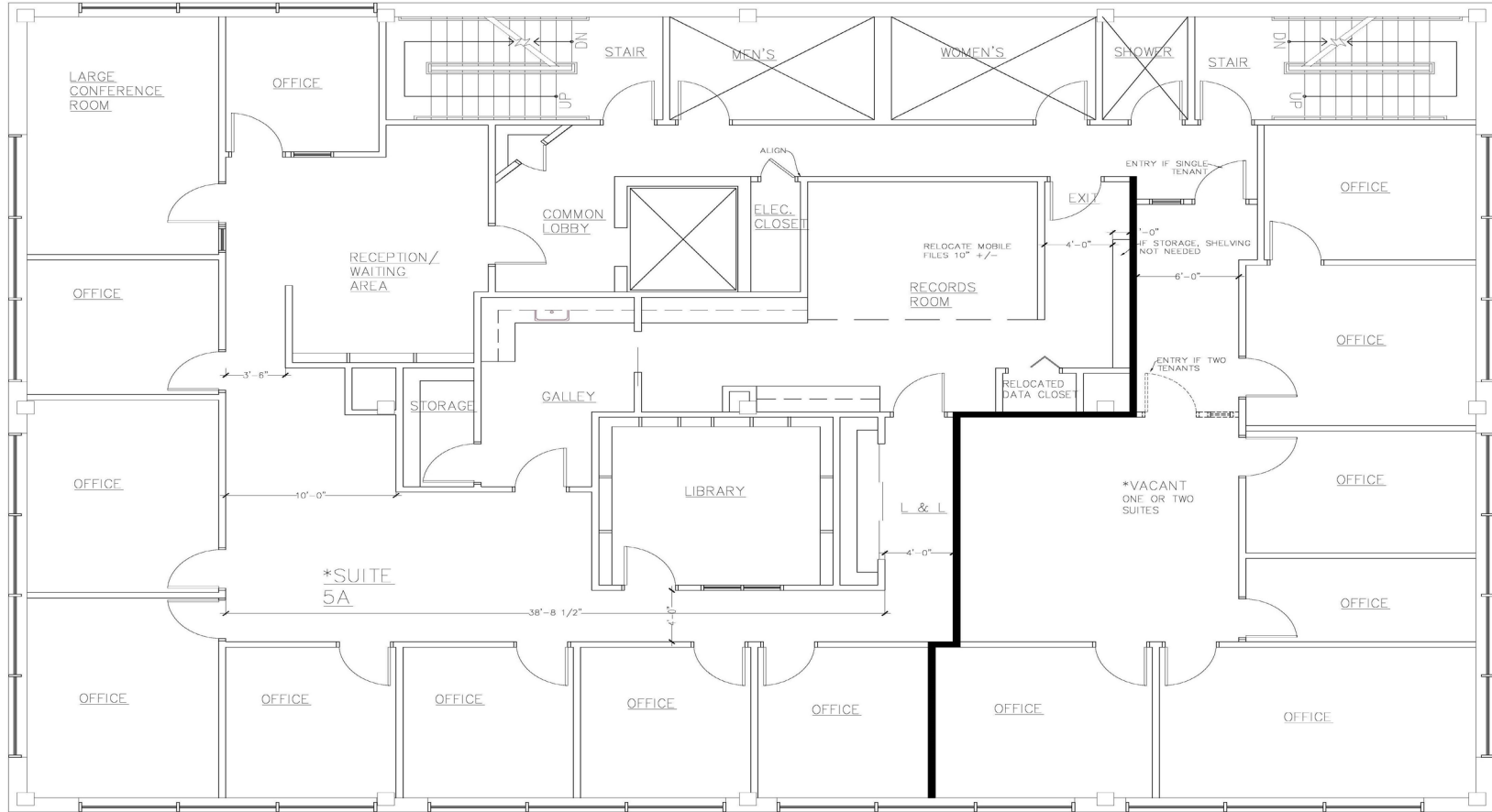
84 PINE STREET, BURLINGTON, VERMONT

INTERIOR PHOTOS



84 PINE STREET, BURLINGTON, VERMONT

FLOORPLAN



PLAN VIEW
SCALE: 1/4" = 1'-0"

84 PINE STREET, BURLINGTON, VERMONT



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

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] *Declined to sign*

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] *Declined to sign*