

EXCLUSIVELY LISTED FOR SALE



157-159 South Champlain Street, Burlington, VT

- 0.31 acre parcel in the heart of downtown Burlington
- Superb high-density residential and/or commercial site steps away from restaurants, shops, Church Street, hotels, and the beautiful Burlington waterfront.
- Downtown Center (FD5) Zoning District. Permitted uses include multi-family residential, retail, restaurant, office and hotel.
- Sale Price: \$595,000



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Exclusively offered by **WHITE + BURKE** Real Estate Investment Advisors, Inc.
For more information call **Joe Weith** at **(802) 862-1225 x18**
40 College Street, Suite 100, PO Box 1007, Burlington, VT 05402 Fax: (802) 862-3601

Information contained herein is believed accurate but is not warranted

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT _____ DAY OF _____ 20 _____

ATTENT: _____ CITY CLERK

AREA TABLE	
Existing Land Areas	
South River LLC	13,163 Sq. Ft.
Champlain Lofts, LLC	2870 Sq. Ft.
Total	16,023 Sq. Ft.
Proposed Unit 1	2707 Sq. Ft.
Proposed Unit 2	13,316 Sq. Ft.
Total	16,023 Sq. Ft.

51 - 53 Main St.
Original
Investments Inc.
Vol. 1024 Pg. 347

162 Battery St.
Angus Property
Management
Vol. 998 Pg. 559

164-166 Battery St.
Pomeroy
Associates
Vol. 598 Pg. 642

169-170 Battery St.
TP Gordon LLC
Vol. 1025 Pg. 142

28 King St
Henry Street
Properties, LLC
Vol. 1137 Pg. 25

30 - 42 King St.
Burlington Housing Authority
Vol. 1127 Pg. 177

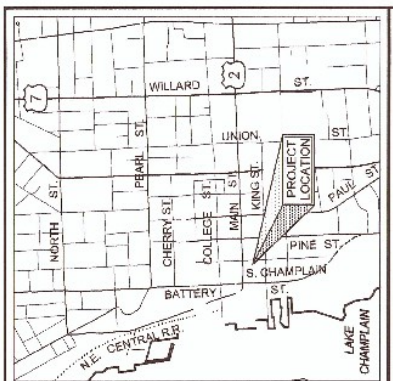
157 - 9 S. Champlain St.
The Champlain
Lofts, LLC
Vol. 1232 Pg. 292

61 Main St.
N. & O. Schieldrop
Vol. 271 Pg. 47
Vol. 126 Pg. 118

South Champlain St.

Highway Volume 1 Page 18

66' Wide Public Street



- Location Map - NOT TO SCALE

- Legend -

- Subject Property Line
- Other (Approx.) Property Lines
- Proposed Easement / Sideline
- Fence Line
- IRF / IFF
- Iron Rod / Pipe Found (Diameter)
- CRP 3/8"
- CRP 5/8"
- Capped Rod Proposed (See Note 3)
- Utility Pole
- CB
- AC/BC
- PEA

- Survey Notes -

- Purpose of this survey and plat is to:
 - retrace and document the existing boundaries (property lines) of certain parcels of Champlain Lofts, LLC, and of 151 Champlain Street, LLC;
 - depict the combining of the two properties into one parcel;
 - depict the subsequent division of that parcel into two units, shown as "Unit 1" and "Unit 2".
- Field survey was conducted during Autumn 2013, utilizing an electronic total station. Bearings shown are from Grid North, Vermont Coordinate System of 1983 derived from our GPS observations on or near the site.
- Coners shown as "iron pipe found" are labeled with inside diameters. Those shown as "rod found" are labeled with outside diameters. "AC" denotes "above ground" and "BC" denotes "below ground". "CRP" denotes "capped rod proposed". "IRF" denotes "iron rod found". "IFF" denotes "iron fence found". "PEA" denotes "proposed easement". "PEA" denotes "proposed easement". "PEA" denotes "proposed easement".

- Referenced Plats -**
- "Plat of a Boundary Adjustment Between 151 South Champlain Street & 53 Main Street", dated Sept. 28, 1959 by Stuart J. Morrow, L.S., Map Slide 335-C Burlington Land Records.
 - "Plat of Boundary Adjustment Property of The Waterfront Company", dated February 1958 by Civil Engineering Associates, Inc., Map Slide 325-C Burlington Land Records.
 - "Plat of Property of Whitney Sanford", dated August 1952 by A.W. Hoag & Associates, Vol. 140 Pg. 320 Burlington Land Records.

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformity with the records, except as noted. This plat is in substantial compliance with 17 V.S.A. 1405, "Recording of Land Plats". This statement void only when accompanied by my original signature and seal.

Timothy P. Cowan
VT LS 597

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF BURLINGTON, VERMONT, ON THE DAY OF _____ 20 _____ SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS _____ DAY OF _____ 20 _____ BY _____ CHAIRPERSON



Date	Checked by	Approved by
06/24/2014	TFC	TFC
Revision	Scale	Project No.
JUN 24, 2014	1" = 20'	13226
Drawn by	Checked by	Approved by
GAC	TFC	TFC

Common Interest Community
The Champlain Lofts, LLC
and
South River, LLC
157 & 157-159 South Champlain Street, Burlington, Vermont

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSHFIELD NEW LANE, SOUTH BURLINGTON, VT 05403
802-864-5283 FAX: 802-864-5271 web: www.ceaac.com
CONTRACT # 811 - 01 - 0000000000

CIC 1
8/8/07 L. O. L.

ORIGINAL INK on MYLAR



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 NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

White + Burke Real Estate Investment Advisors, Inc.

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Joe Weith

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

7/18/19

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign