

EXCLUSIVELY LISTED FOR SALE



157-159 South Champlain Street, Burlington, VT

- 0.31 acres of land 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: \$435,000



white + burke
REAL ESTATE ADVISORS

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

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
 O'CLOCK ON THE _____ DAY OF _____

ATTEST: _____ 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	15,316 Sq Ft
Total	18,023 Sq Ft

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

162 Battery St.
Angus Property Management
 Vol. 998 Pg. 569

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

168-170 Battery St.
TP Gordon LLC
 Vol. 1025 Pg. 142

28 King St
Henry Street Properties, LLC
 Vol. 1137 Pg. 26

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

151 S. Champlain St.
South River, LLC
 Vol. 1166 Pg. 78

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

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



- Location Map - NOT TO SCALE

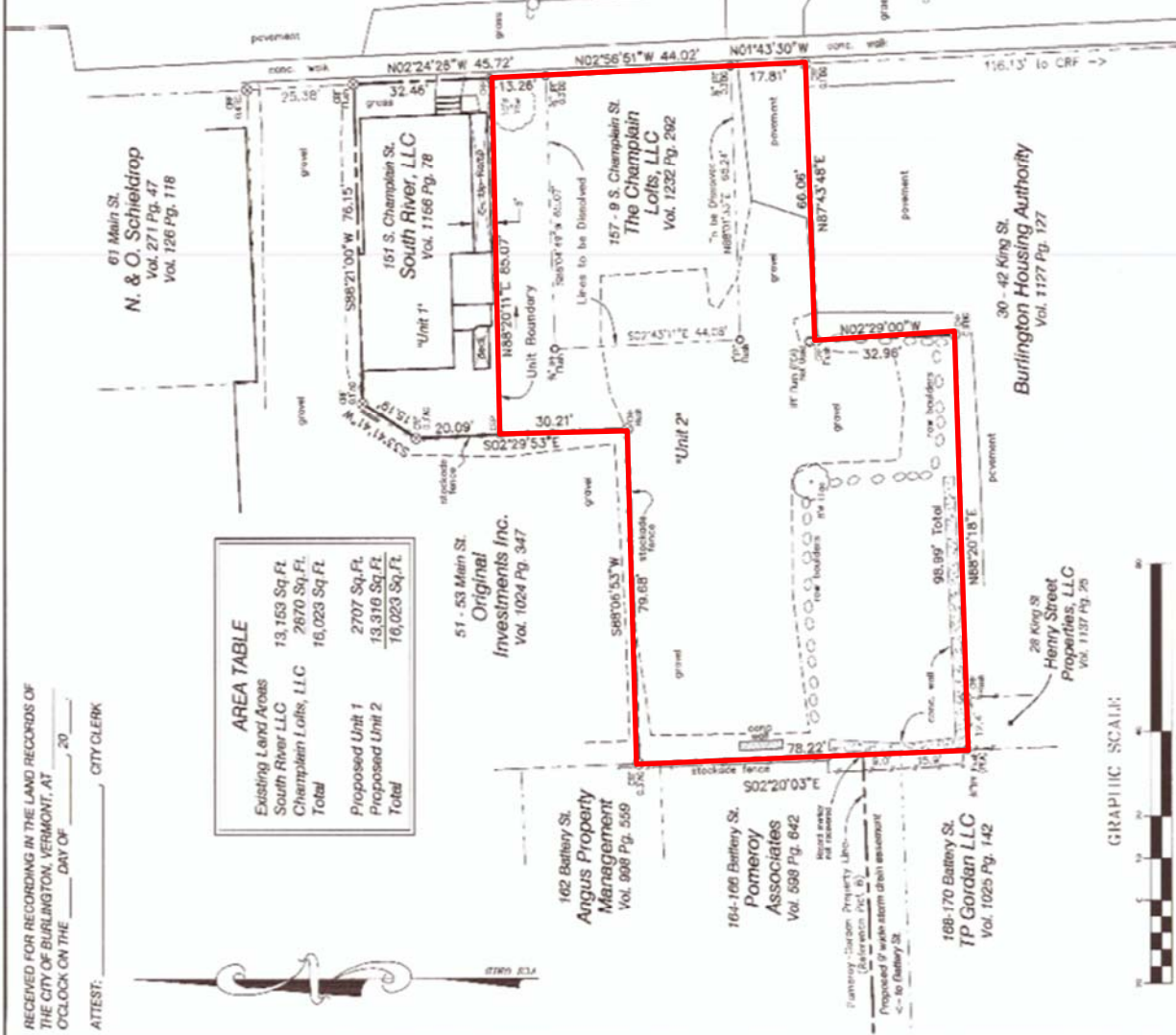
- Legend -

- Subject Property Line
- Other (Approx.) Property Line
- Proposed Easement Sideline
- Fence Line
- IRF / IFF
- Iron Rod / Pipe Found (Diameter)
- CRP
- 5/8" Capped Rod Found (Marrow, Ref. Plot A)
- CRP
- Capped Rod Proposed (See Note 3)
- Utility Pole
- CB
- Catch Basin
- AG/BC
- Above / Below Ground
- FCA
- Pishkem Engineering Associates

- Survey Notes -

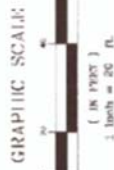
1. Purpose of this survey and plat is to a) retrace and document the existing boundaries (property lines) of certain parcels of Champlain Lofts, LLC and of 151 Champlain Street, LLC; b) depict the combining of the two properties into one parcel; c) depict the subsequent division of that parcel into two units, shown as "Unit 1" and "Unit 2".
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.
3. Corners shown as "iron pipe found" are labeled with inside diameters. Those shown as "iron rod found" are labeled with outside diameters. "AG" denotes "above grade", "BC" denotes "below grade". Markers were in good condition unless otherwise noted. Markers shown as "proposed" shall typically be 5/8" diameter rebar with aluminum caps, stamped "Champlain Engineering Assoc. - VT LS 597", set flush with existing grade.

66' Wide Public Street
South Champlain St.
 Highway Volume 1 Page 18



To the best of my knowledge and belief the 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. 1600, "Recording of Land Records". The plat was prepared and accompanied by my original signature and seal.

Timothy R. Cowan
 VT LS 517



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

Common Interest Community
The Champlain Lofts, LLC
 and
South River, LLC
 151 & 157-159 South Champlain Street, Burlington, Vermont

CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANFIELD NEW LANE, SOUTH BURLINGTON, VT 05403
 (802) 864-2227 FAX: (802) 864-2271 web: www.ceaa.com
 Vermont License No. 517

CIC 1
 ISSUE 1 of 1

Date	DR'20	Revision	
Drawn by	SMC	Date	JUN 24, 2014
Checked by	TJC	Scale	1" = 20'
Approved by	TJC	Project No.	13226

ORIGINAL INK on MYLAR