

# FORMER BANK BRANCH FOR SALE

**1755 ESSEX RD**  
Williston, Vermont



- 1755 Essex Rd is located at a new signalized intersection
- 3,684 single story structure, built in 2004.
- GMP service, municipal water and sewer
- This property is ideal for an owner user or for redevelopment.
- 3 year use restriction on financial institutions

Exclusively offered by **WHITE + BURKE Real Estate Advisors, Inc.**

For more information call **TIM BURKE** at (802) 862-1225 x1

[www.whiteandburke.com](http://www.whiteandburke.com)



**white + burke**

REAL ESTATE ADVISORS

[whiteandburke.com](http://whiteandburke.com)

**1755 Essex Road**  
Williston, Vermont

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**LOCATION:** 1755 Essex Road, Williston, VT

**LAND:** 1.19 acres

**BUILDING SIZE:** 3,684 SF

**PRICE:** \$1,000,000

**PARKING:** 27 spaces

**BUILDING:**

- One story steel frame bank branch
  - Concrete slab foundation
  - Natural gas fired forced hot air and central air conditioning

**ZONING:** TCZD

Information contained herein was provided by sources considered generally reliable, but is offered without any warranty, either explicit or implied.



# 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 Advisors*

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

*JOHN T Burke*

Printed Name of Agent Signing Below

[ ] Declined to sign

Signature of Agent of the Brokerage Firm

*11/5/2024*

Printed Name of Consumer

Signature of Consumer

Date

[ ] Declined to sign