

# 4309 Shelburne Rd

Shelburne, Vermont

FOR SALE



**FOR SALE:**

4309 Shelburne Road, Shelburne  
The Dutch Mill Property

**SIZE:**

Approximately 3.50 acres and 19 rental motel units\* & a cabin rental

**PRICE:**

\$1,500,000  
RE Taxes - \$12,171

**INCLUDES:**

3 buildings w/ 5, 7 & 7 units\*  
Cabin -1rental unit

**ZONED:**

Residential-Commercial

\*town permits in hand to rebuild 7 of the motel rentals. Recent zoning changes offers many possibilities for redevelopment (owner will retain his home and restaurant)

**PROPERTY COMMENTS:**

Shelburne Road re-development opportunity!  
Motel with up to 20 rental units on 3.50 +/- acres for Sale. 493' of road frontage with close proximity to Shelburne village. Daily traffic counts of 21,600. Could be used as is or redeveloped into many different possible uses. Price includes owner's quarters and restaurant with all furniture, fixtures and equipment. Restaurant currently in operating condition.  
Municipal water and sewer.

**POSSIBLE USES:**

Bank  
Large Daycare  
Restaurant  
Hotel  
Motel  
Bed & Breakfast  
Schools  
Professional & Medical Offices

POMERLEAU  
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FOR MORE INFORMATION

Yves Bradley 802.863.8210 x 14

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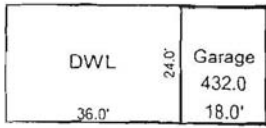
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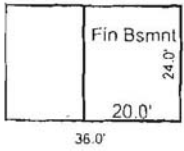
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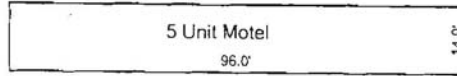
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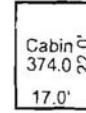
First Floor



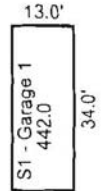
Basement



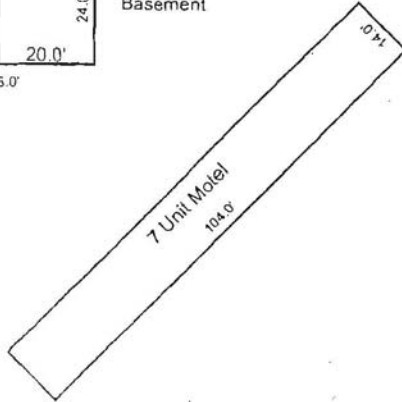
5 Unit Motel



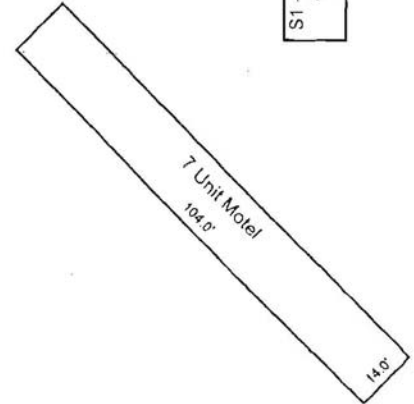
Cabin



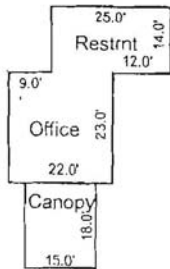
S1 - Garage 1



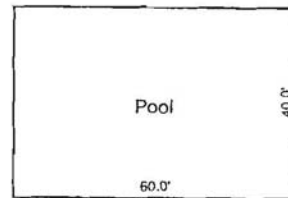
7 Unit Motel



7 Unit Motel



Office



Pool



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