

Real Estate Business Brokerage

ESTAURANT/BAR FOR SALE

Jed
Dousevicz
802-864-2000
X14
jed@vtcommercial.com



Restaurant/Bar for Sale

2989 Shelburne Road ~ Shelburne, Vt.

\$75,000

Location: Excellent very high Available: Immediately

traffic location

Use: Restaurant / Bar Parking: Ample On-Site

Size: 65 +/- Seats Lease Rate: Favorable

Comments:

- \bullet 65 +/- seats, full kitchen, bar, all assets included with favorable price and lease
- Turn key restaurant / bar
- Assets included (listed on next page)
- Great opportunity to lease a large fully equipped restaurant in an excellent Shelburne location!
- Excellent location with 25,000+/- cars a day. Located in a Shelburne Shopping center next door to a Brueggars Bagel and 2 down from an AT&T store.

Jed Dousevicz 802-864-2000 X 14

jed@vtcommercial.com

www.vtcommercial.com

186 College Street, Burlington, Vermont 05401 Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.

Restaurant/Bar for Sale

2989 Shelburne Road ~ Shelburne, Vt.

\$75,000

Asset List included in Sale Price:

- 12 Seat Custom made Bar
- 3 Flat Screen TV's and 1 projector
- 12 Tap Lines with keg coolers
- Squirrel Point of Sale Computer System
- Beer Bottle Box & Cooler
- Various Bar and restaurant glassware, dishes, silverware, etc
- · Freezer Chest
- True brand side-by-side 2 door fridge/cooler
- 3 tub dishwashing sink with overhead spray nozzle
- · Leased auto dishwasher
- · Ice Machine
- 3 metal metro storage shelves
- Stainless prep tables
- 2 basket 1-year-old fryalator
- Panini Press
- 2 Burner grill top
- 6-burner oven/stove
- 4 Bakers Pride Pizza ovens
- Low Boy salad/sandwich prep table
- Soup warmer 3 bay
- Microwave
- Adcraft Pots/Pans
- Hood System with Fire Suppression
- · All tables and chairs
- · Various mixing bowls and other kitchen equipment
- Plus MORE!

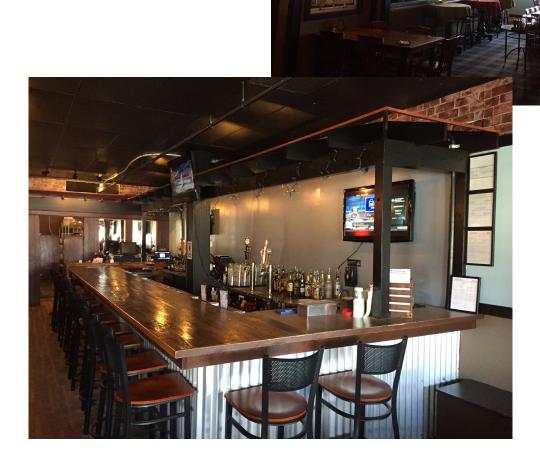
Jed Dousevicz 802-864-2000 X 14

jed@vtcommercial.com

www.vtcommercial.com

186 College Street, Burlington, Vermont 05401 Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.







Vermont Real Estate Commission Mandatory Consumer Disclosure



(This is not a Contract)

This mandatory disclosure shall be given to the consumer at the first reasonable opportunity, and must be given to the consumer before discussion of confidential information; entering into a service agreement; or showing a property.

Right Now You Are A Customer

As a customer, the real estate agent with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

Vermont law requires all agents to perform basic duties when dealing with a buyer or seller. You can expect the agent with whom you deal to provide the following services whether you are a Customer or a Client:

- To disclose all material facts pertaining to the property known to the agent.
- To treat both the buyer and seller honestly and not knowingly give false or misleading information.
- To account for all money and property received from or on behalf of the buyer or
- To comply with all state and federal laws related to the practice of real estate.

I/We Acknowledge Receipt of This Disclosure

Printed Name of Consumer	
Signature of Consumer	Date
[] Declined to sign	
Printed Name of Consumer	
Signature of Consumer	Date
[] Declined to sign	
Ammoured by the Commission, 05272010	

You May Become A Client

Whether you are selling or buying, clients receive more services than customers. You become a client by entering into a written contract with a real estate brokerage firm. All agents in the firm work for you.

In addition to the services noted in the left hand column, as a client you can expect the following services:

- Confidentiality, including bargaining information
- Promotion of your best interest within the limits of the law
- Advice and counsel
- Assistance in negotiations

Important Information

- You are not required to hire a brokerage 1. firm for the purchase or sale of Vermont real estate. You may represent yourself.
- Before you hire a brokerage firm, ask for an 2. explanation of the firm's conflict of interest policies.

This form has been presented to you by:	
Printed Name of Real Estate Brokerage Fir	 m
Printed Name of Agent Signing Below	
Agent of the Firm Signature	Date

Approved by the Commission: 05272010