



COMMERCIAL

Real Estate
Business Brokerage

Exclusively For Sale



Exclusive Offering 200 South Main Street Rutland, Vermont

Sirloin Saloon Restaurant & Bar

~~\$875,000~~ **\$795,000**

9,450+/- square feet on 2.45+/- acres of prime property on US Route 7!

Fully equipped landmark restaurant or Redevelopment Opportunity!

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Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to sell.

Executive Summary:

As exclusive agents, V/T Commercial is pleased to present the opportunity to purchase one of the Rutland Area's best known restaurants at 200 South Main Street, Rutland.

This property is part of the Sirloin Saloon and Dakota Steakhouse independent chain of restaurants, and this location has enjoyed tremendous success for 35+ years. Now the opportunity presents itself to redevelop the property for a multitude of potential uses from mixed use retail to another operating restaurant.

Property Description:

The property consists of 2.45+/- acres on Vermont's most heavily travelled western north/south thoroughfares. On site parking consists of 103+/- paved spaces. Constructed in 1976, the 300+ seat restaurant building consists of 9,450+/- square feet of space on one level.

The property is serviced by municipal sewer and water. The property is assessed for \$781,800 @ 84.01 equalization rate (creating an effective assessment of \$929,608). Annual property taxes are \$22,898.

The restaurant is fully equipped and is offered on an as-is where-is condition. Excluded from the sale are theme items, artifacts, wall hangings, and pictures.



Dining Areas



Area:

The property is located in the city of Rutland and in the center of Rutland County. Rutland, the State's third largest city, is in the heart of the Green Mountains. The city and surrounding area offers all of the amenities of an area much larger than its size. Abundant educational, recreational, medical, cultural, and shopping opportunities are located within easy distance. Transportation is provided by train, air, bus and car, and its easy access to larger municipalities (Albany, Boston, Montreal, NYC) makes the area a popular four season destination.

During the past several years, the area has witnessed redevelopment of several retail centers both in the central core of the city (Wal-Mart) and along the U.S. Route 7 corridor (Diamond Run Mall, Green Mountain Shopping Center, Hannaford's, etc.).

The subject neighborhood is essentially fully built out and is an intensely developed commercial strip served by U.S. Route 7 and U.S. Route 4, both of which are primary tourist and commuter arteries. U.S. Route 7, in particular, is extremely heavily traveled, being the State's major north-south artery on the west side of Vermont.

2010 Vermont Agency of Transportation indicates an average daily traffic volume of approximately 25,900 vehicles per day that pass in front of this location.

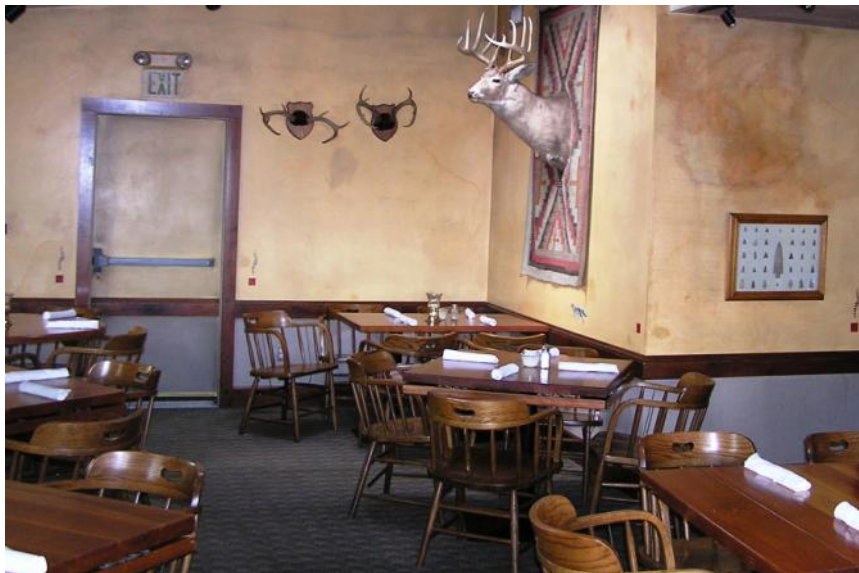




Salad Bar



Bar Area



Dining Area



Comments:

The property is very aggressively priced with the intention of procuring a buyer for the property in a timely fashion. The opportunity for redevelopment of the site and the building appears to be positive. This offer to sell is subject to errors and omissions and change without notice. The acceptance of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All buyers are encouraged to seek professional advice and perform due diligence.

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