

WINOOSKI INVESTMENT OPPORTUNITY!



22 MAIN STREET WINOOSKI, VERMONT

A RARE OPPORTUNITY TO OWN A WELL MAINTAINED COMMERCIAL PROPERTY IN THE GROWING CITY OF WINOOSKI! THIS MIXED USE PROPERTY INCLUDES A TURN-KEY RESTAURANT AND FOUR APARTMENTS. IF YOU ARE LOOKING FOR EXPOSURE, THIS IS IT! LOCATED DIRECTLY ACROSS THE STREET FROM A PLANNED HOTEL DEVELOPMENT.

LIST PRICE: \$1,595,000

P: 802.864.2000

F: 802.862.2440

186 College St

Burlington, Vermont 05401

www.vtcommercial.com

Contact:

Chris Sherman, Ext11

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

EXCLUSIVE FOR SALE

PROPERTY INFO...

- TURN KEY RESTAURANT
 - 99 SEATS INSIDE
WITH OVERSIZED SIDEWALK SEATING
- APPROX 3,200 SF + DRY BASEMENT WITH
OFFICE / COOLERS / STORAGE
 - ENTERTAINMENT LICENSE
 - BRIGHT OPEN FLOOR PLAN



MUNICIPAL WATER AND SEWER
NATURAL GAS HEAT

PROPERTY INFO...

FULL SERVICE KITCHEN

PIZZA OVENS

GRILL / HOOD SYSTEM

WALK IN COOLERS

DRY STORAGE

PREP STATIONS

ALL EQUIPMENT INCLUDED!



APARTMENT RENTALS

- 4 APARTMENTS:
- 3 THREE BDRM UNITS
- 1 LARGE STUDIO
- 10 BDRMS TOTAL
- EXCELLENT RENTAL HISTORY
- SEPARATELY METERED



**THE NEW “FOODIE SCENE” OF
CHITTENDEN COUNTY!**

**PROGRESSIVE GROWTH AND
DEVELOPMENT PLAN**

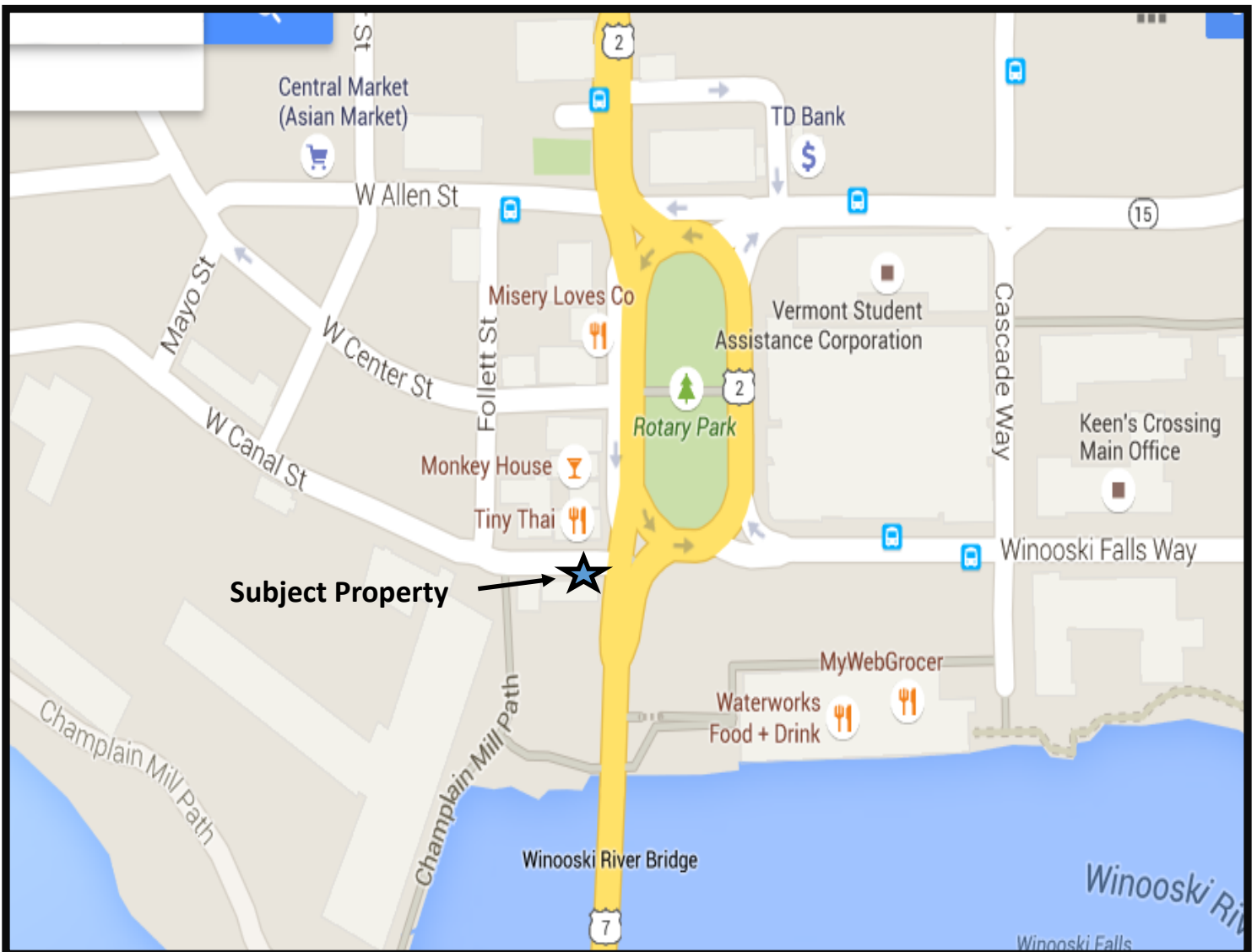
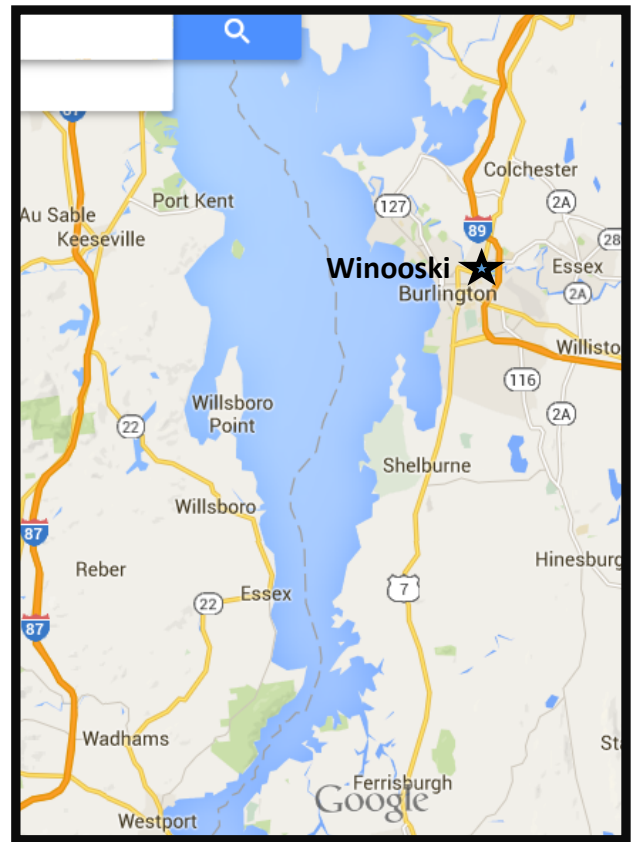
**NATURAL BEAUTY OF THE WINOOSKI
FALLS**



**CONSIDERED ONE OF VERMONT’S
FASTEST GROWING CITIES**



Winooski, Vermont





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 seller.
- 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

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

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

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Agent of the Firm Signature

Date