

THE
OLD BRICK
STORE
CHARLOTTE, VERMONT
EST. 1853



EXCLUSIVELY LISTED FOR SALE

Business: Iconic community store in the heart of Charlotte
Long established history
"Today's version of yesterday's general store"

Hours: Monday-Friday, 7 AM-7 PM
Saturday & Sunday 8 AM-6 PM

Lease: Current term to 12/31/14
Renewals to 12/31/19 and to 12/31/24
Rent of \$19,200+/- per year
Possible option to buy real estate

Location: 290 Ferry Road, just off US Route 7 & on access road to Lake Champlain ferries

Web Site: www.oldbrickstore.com

Sales: \$700,000+ annually
50% grocery
35% meals
15% wine/beer

Price: \$250,000 plus inventory



Contact:

Tony Blake

x 13

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186 College Street
Burlington, Vermont 05401

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

Confidentiality

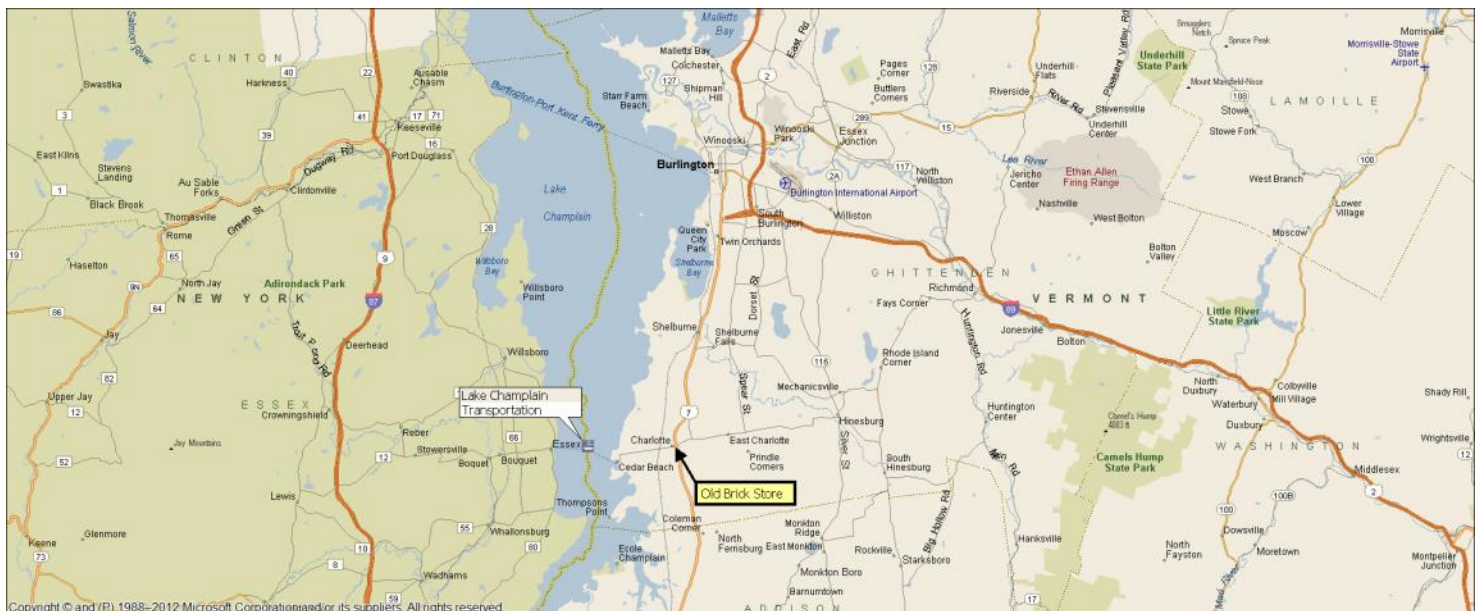
With respect to the owner and the nature of the business, it is requested that all information regarding the sale of the Old Brick Store be kept ***strictly confidential***.

Any and all inquiries should be directed to Tony Blake of V/T Commercial at (802) 864-2000.

All information contained herein has been provided by representatives of the company and is believed accurate but is not warranted by V/T Commercial. All potential investors are encouraged to seek professional advice when reviewing this material.

It is recommended that all prospective purchasers use any financial projections as guidelines only, and that they formulate their own projections based upon their own methods of evaluation.

This offering is subject to errors, omissions, prior sale and change, or withdrawal without notice. Acceptance or rejection of any offer is at seller's sole discretion.



Significant Points of Interest:

- Location:** Located in the heart of the historic and pastoral Town of Charlotte, Vermont. With a population of approximately 3,500 residents, the town is located almost mid-way between Burlington and Middlebury, is home to the oldest Vermont State Park, and enjoys a wonderful collection of scenic countryside, waterfront, working farms and a strong community network of involved & active citizens. The Old Brick Store enjoys a tremendous location in the western village, a short way from Shelburne Road/US Route 7 (Vermont's most heavily traveled north/south highway on the western border of the state), almost across from the Town Offices & Library, and directly on the route to the Lake Champlain ferry system which operates year round.
- History:** Established in 1852, the Old Brick Store, known as the Williams store for decades, was the only grocery store in the small, lakeside town of Charlotte. Carrie (Mackillop) Fenn, co-founder of Muddy Waters in Burlington, purchased the store in 2009. The store operates as a Community Supported Enterprise (CSE), allowing customers to buy memberships which keep the store vibrant and offer members discounts on their purchases. With the original winged clock on the west wall of the store greeting motorists and bicyclists as they cruise through the center of town, this is a must-stop for tourists and locals alike.
- Lease:** The business leases the entirety of the ground floor for an annual rent of \$19,200. The initial term of the lease expires on December 31, 2014, and there are two subsequent five-year options to renew through December 31, 2024. The business is responsible for its own repairs and maintenance except for structural repairs to the roof, exterior walls and foundation. Water is provided by drilled well, and sewer is via a dedicated septic system. The water system was significantly upgraded in 2012. The landlord has expressed a willingness to consider a sale of the real estate, which also contains a large one bedroom apartment on the second floor above the store.
- Staffing:** The business is staffed by a few key employees, including the current owner and baker. The majority of the staff are made up of part-time students and/or members of the community. The store has been a very popular place of employment and the owner has had no difficulty in filling positions when they come available.
- Financials:** The business has shown a continuous growth in revenue since the acquisition by the current owner, with annual revenues now around \$700,000+/- . Over the years, the owner has gradually added new sources of revenue, such as the creemee business/dairy bar, and there continue to be avenues for growth in the future.
- Assets:** This is a fully equipped, turn-key operation. The value of the assets is significant, and the majority of which are new or completely reconditioned. A detailed list of assets is available for review.
- Comments:** This is a very rare opportunity to acquire an iconic country business and to become a part of an incredible local community. The Old Brick Store is truly Charlotte's meeting place for locals while also being strategically located to attract a huge amount of tourist traffic. The fully equipped commercial kitchen provides huge opportunity and benefit for the catering industry. Demand for prepared food is strong and growing, and the daily retail and dining business is far from reaching its full potential. Specialized food products, local Vermont farmer produce, craft beer and a good selection of wines are other areas that can be expanded upon. Opportunities are endless for the creative and energetic operator!
- Mission Statement:** "The Old Brick Store is a mission driven community supported enterprise. Our mission is to provide Convenience with a Conscience."



Call for an appointment to discuss further and to schedule a "chef's tour" of the business!



THE OLD BRICK STORE CHARLOTTE, VT
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The Old Brick Store is exclusively listed for sale through V/T Commercial for **\$250,000**. This attractive price is inclusive of all related furniture, fixtures, equipment, small wares, leasehold improvements, a certain lease, the name, goodwill, a limited consulting agreement, and a covenant not to compete. Salable inventory will be sold separately at cost.

This is an extraordinary opportunity to take over a very long established business pillar in the beautiful town of Charlotte. The right buyer will embrace the foundation that has been established and become immersed as the operator of one of the area's best known businesses.

For further information, please contact:

Tony Blake 802-864-2000 x 13 tony.blake@vtcommercial.com



"Great quick lunch or cup o Joe, free wifi & mini high-quality grocery store. Lots of local and hard to find items. Great wine & beer selection."



"Visited here last fall on a leaf peepin tour of New England. What a great spot! Cozy store w/good eats and friendly staff. A must visit! on the way to the ferry!"



"Great selection, a must stop"

"Cute country store right off of Route 7. Definitely worth a stop"

