



EXCLUSIVELY LISTED FOR SALE A SHELBURNE RESTAURANT ICON!



Business: Well established Italian restaurant, pizzeria & lounge
40+ years of history & tradition!
Loyal clientele & staff
Venue change possible!

Seating: Lounge— 22
Dining Rooms— 65
Patio— 15

Location: US Route 7/Shelburne Road
24,900 avg. daily traffic count
Busy tourist area with numerous attractions & hotels

Property: Available for long term lease

FF&E: Fully equipped, turn-key
Asset list available for review

Sales: \$595,000—\$650,000 annually
One meal period
Open daily at 4 PM

Price: **\$175,000** plus inventory

Available: Immediate
Call for complete details.



EXCLUSIVELY LISTED FOR SALE

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 Buono's 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:** Buono's enjoys a terrific corner US Route 7/Shelburne Road location, just two miles north of historic Shelburne Village. With numerous near by tourist attractions, such as Lake Champlain, Shelburne Farms, Vermont Teddy Bear Factory & Shelburne Museum, the area is frequented by thousands of transient diners seeking a good, affordable meal. Coupled with a large local population base, and superior road exposure, the restaurant is extremely well positioned for continued popularity. Route 7 is the major Vermont north/south highway on the western side of the state. The restaurant is accessed via Route 7 or its corner entrance off Champlain Drive.
- Lease:** The 2,700+/- square foot, single-story restaurant is available for lease on a pure net basis. The building sits on a poured concrete slab, and has been kept in good mechanical, structural, and cosmetic condition (entire heating/ventilating/air conditioning system was new in 2010). The one acre site accommodates approximately 60 vehicles and has 290' of frontage on Route 7.
- The property is owned by the same party who currently operates the restaurant. The property is not available for sale. Rent will be \$4,000/month net net net, with negotiated escalations.
- Staffing:** The owner and his wife currently oversee the kitchen, staffing, & administrative tasks, and act as expeditors on busy evenings. Their son, a trained chef from the New England Culinary Institute, is executive chef. The balance of the staff consists of line cooks, pizza cooks, dishwashers, bartenders, wait staff, and hostesses.
- Financials:**
- | | |
|-------|--------------------|
| 2011: | \$499,688 revenues |
| 2012: | \$588,987 revenues |
| 2013: | \$649,467 revenues |
- Areas of growth might include delivery, lunch service, greater catering, increased efforts with area school lunch programs, extended bar hours. A change of venue may also be worthy of consideration.
- Assets:** Significant asset base includes all tables & chairs, all kitchen equipment including walk-in cooler, small wares and infrastructure. An asset list is available for review. The premises have been kept in excellent shape and all equipment is reported to be in good operating condition. The hood system and line were recently completely replaced and upgraded.



- Offering:** This turn-key opportunity is being offered at a very favorable price. This business is listed for \$175,000 including all associated furniture, fixtures, equipment, leasehold improvements, a certain lease, the name, goodwill, and a covenant not to compete. Inventory is not a part of this transaction, and will be priced at cost separately at closing subject to State of Vermont liquor control regulations.

The current owners wish to retire (their executive chef son has plans to explore opportunities outside of Vermont). This creates a ripe opportunity for a new owner/operator to continue in the long tradition or to explore a concept change. The assets are all in place and interchangeable regardless of the menu.

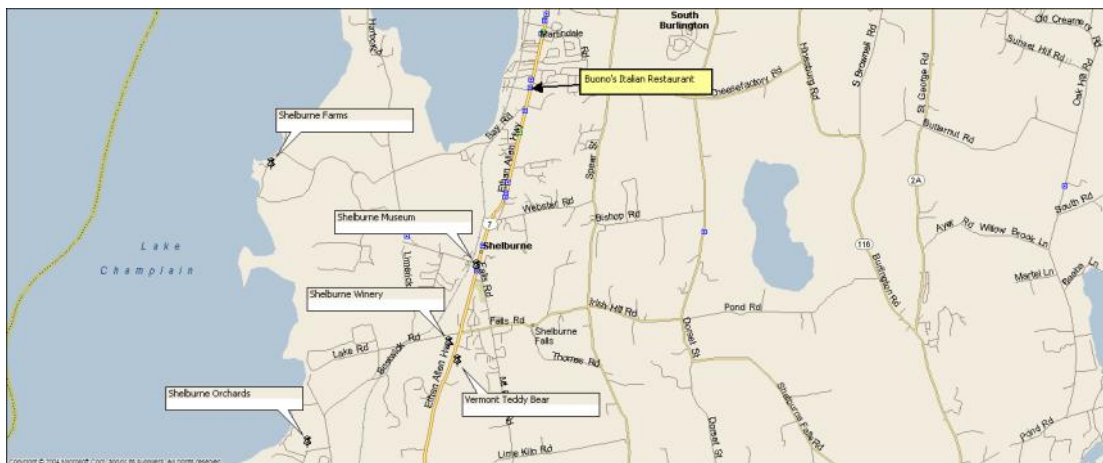
Buono's Italian Restaurant has set a standard for wonderful homemade products and a high level of service for many years. Truly a community icon, the restaurant provides a long established history and immediate income stream for a new operator. Location, location, location!

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



Buono's Italian Restaurant

Buono's enjoys a strategic location near numerous area attractions and businesses. Average daily traffic count is 24,900 vpd per 2010 study.




Buono Appetito
ITALIAN & AMERICAN
FARE

BRICK OVEN PIZZA

Have dinner with us tonight!

FRESH PASTA • PIZZA • ITALIAN SPECIALTIES
SEAFOOD • PUB FARE • HOMEMADE DESSERTS



DAILY SPECIALS • LOCAL BEER AND WINE

3182 Shelburne Road, Shelburne, VT 05482
(802) 985-2232
SUN-THURS 4-9:30, FRI-SAT 4-10 www.buonos.net



Buono Appetito — 3182 Shelburne Road, Shelburne. There's a reason Buono Appetito has been pleasing area diners for over 40 years: the Cartularo family. From the beginning, Buono's, as it's known to fans, has been a trusted source for freshly prepared, creative food. The executive chef, Joseph Cartularo, is the son of Ken and Julie, the current owners and operators. He studied at the New England Culinary Institute and honed his skills through travels to San Francisco, New York City, and Phoenix. The menu shines from using as much local produce and meat as possible, from pizza to burgers to Italian classics to pasta entrées made with homemade pasta (gluten-free on request). You'll find Vermont craft beers and local wine to accompany your meal. Serving Sunday through Thursday 4 to 9 p.m.; Friday and Saturday, 4 to 9:30 p.m. (802) 985-2232; www.buonos.net.

