



**COMMERCIAL**  
Real Estate  
Business Brokerage

# For Sale – Restaurant

Contact:

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x 12



## *Premium Downtown Location!*

111 St. Paul Street,  
Burlington

- *This offering is to purchase a fully equipped and ready to operate restaurant facility in a highly desirable and hard to find downtown Burlington location.*
- *The sale includes all furnishings, fixtures, equipment, leasehold improvements, and a long-term lease.*
- *This facility is in excellent condition and easily converted to a new concept.*
- *Priced below replacement cost at \$135,000*

- Seating capacity up to 49
- Approximately 1,800 s.f. operating on 2 levels
- All new energy efficient design with new HVAC system

- Favorable long term lease
- Fully code compliant with new ADA restrooms
- Note: The business's trade name is not included in sale

### Call for Details!

186 College Street, Burlington, VT 05401

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*The information contained herein is believed accurate but is not warranted.*

