



EXCLUSIVELY LISTED FOR SALE

Contact:

Tony Blake

x 13



Motivated Seller  
all reasonable offers  
considered!

## ONE OF THE AREA'S FINEST ESTABLISHMENTS LOCATED IN THE HEART OF THE CHURCH STREET MARKETPLACE, BURLINGTON, VERMONT

**Business:** Church & Main Restaurant  
156 Church Street  
Burlington, Vermont

**Hours:** Tuesday-Thursday 5-10 PM  
Friday 5-midnight  
Saturday 4-midnight  
Closed Sundays & Mondays

**Location:** First block of the award winning  
Church Street Marketplace  
Corner of Church & Main Street

**Awards:** 2013 Trip Advisor Certificate of  
Excellence

**Capacity:** Inside 80  
Outside 40+

**Price:** \$189,000 plus inventory

**Seller will consider some rental  
rebate as an incentive!**



P: 802-864-2000  
F: 802-862-2440

[tony.blake@vtcommercial.com](mailto:tony.blake@vtcommercial.com)  
[www.vtcommercial.com](http://www.vtcommercial.com)

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 Church & Main 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.



156 Church Street



**CHURCH  
STREET  
MARKETPLACE**

<http://www.churchstmarketplace.com/>

## Significant Points of Interest:

- Location:** Church & Main is located on arguably the best corner in the State of Vermont. As part of the vibrant and award winning Church Street Marketplace, as well as being on the corner of Main Street/US Route 2, the restaurant enjoys an incredible and unsurpassed level of exposure and access. This location thrives with its ability to attract from local and tourist populations, and some of the highest levels of affluence in Vermont.
- Lease:** The restaurant occupies the entirety of the ground floor and basement of the 156 Church Street property. The footprint is approximately 1,580 square feet. A fully renovated and modern kitchen occupies the basement and the dining room and lounge area consume the ground floor. Additional seasonal seating is utilized on the outdoor café. The current lease term of five years began November 1, 2014. There is one additional option term of five years thereafter. Base rent is approximately \$6,042/month on a net basis (whereby the restaurant pays 65% of real estate taxes & property insurance, Church Street Marketplace fees, and water & sewer charges). Utilities are metered separately.
- Assets:** This is a fully equipped, turn-key operation. The current owner completely renovated the entire facility upon his tenancy in 2010. The condition of the premises and equipment is considered to be very good. The value of the assets of Church & Main greatly exceeds the offering price of the business. Truly, this is an incredible package, ready for a new operator to assume!
- Comments:** This is a **tremendous** opportunity for an active owner/operator to take over a superior facility in an incredible location. All of the ingredients are in place and the restaurant yearns for an energetic and skilled restaurateur. V/T Commercial is pleased to offer this outstanding facility for **\$189,000**. Included in the sale is a commercial lease, all related furniture, fixtures & equipment, small wares, goodwill, and the name. Inventory will be sold separately and at cost as appropriate.



Call for an appointment to discuss further and to schedule a “chef’s tour” of the business!





