



## Downtown Cafe/Restaurant Space

55 Main Street, Burlington, VT

<b>Location:</b>	Downtown Burlington	<b>Available:</b>	Immediately
<b>Use:</b>	Cafe/Restaurant/Retail	<b>Parking:</b>	none
<b>Sizes:</b>	1500 +/- sf plus basement	<b>Price:</b>	\$3000 monthly NN est. \$780/mo for expenses

VT Commercial is pleased to offer this location for lease. Equipped with a hood system, walk in cooler, a three bay sink with grease trap and a few other bells and whistles needed for a prepared food operation. Popular MAIN Street location with lots of drive by and walk by traffic. This will not last long on the market. New tenant will need to show financial capability and business plan. Three to Five year lease available. Base rent plus share of taxes and insurance. all expenses ie gas electric, trash, composting, security, by tenant.

- Easy to find spot
- Current tenant moving out of state
- Some items in place for next user, ie walk in cooler, hood system, grease trap, 3 bay sink etc
- Lots of walking and drive by traffic
- Good signage

**Call or email Linda I Letourneau for more information:**

802-343-2107 [linda@vtcommercial.com](mailto:linda@vtcommercial.com) [www.vtcommercial.com](http://www.vtcommercial.com)

186 College Street, Burlington, Vermont 05401  
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