



## Popular location- Major Route into Burlington 471 Riverside Ave, Burlington, VT

<b>Location:</b>	Close to downtown Burlington and Winooski	<b>Available:</b>	Immediately
<b>Use:</b>	Retail, Service	<b>Parking:</b>	On-site
<b>Sizes:</b>	1,380 +/- sf	<b>Price:</b>	\$3000/mo. NNN plus utilities

Location Location Location ! This 1380 SF stand alone commercial building is located on a major traffic artery into Burlington. We offer on site parking and good signage. Currently the Dunkin Donuts site across from UHAUL on Riverside Ave. High traffic location, within short distance to downtown Burlington, easy commute to Winooski.

- 1380 SF stand alone building
- RE TAXES \$7478
- NNN to include water, sewer, trash, lawns & trees, snow plowing yard and walks, heating -gas, electric
- Vacant and easy to show
- Currently offering counter sales and eating area, (NO HOOD SYSTEM)
- ADA Bathrooms
- 720 gpd waste water allocation (WW-4-0399-1)
- Permitted for a 20 seat restaurant & bakery

**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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RETAIL SPACE FOR LEASE



