



Real Estate
Business Brokerage



Classic Diner Burger

CLASSIC AMERICAN DINER BUSINESS! HIGH TRAFFIC CHITTENDEN COUNTY LOCATION!

Seating: 85 including counter seating

Lease: Initial term to 12/31/2021
2 five-year options to renew
Possibility of buying the real estate!

Location: Close to Interstate 89 w/great visibility!

Dining: 7 days/week
Breakfast all day & lunch

Size: 2,400 square feet, free-standing building

Parking: Ample on-site

Assets: Fully turn-key and operational

Revenues: \$900,000+/- annually

Price: **\$225,000** plus inventory

"Absolutely my favorite diner!"

"I love this little diner!"

"The service staff was friendly and welcoming!"



*"The food was really good and tasty."
"American Graffiti"*

"Definitely a great place for breakfast!"

For additional information, please sign the attached confidentiality agreement and return to V/T Commercial

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.

EXCLUSIVELY LISTED FOR SALE



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CONFIDENTIALITY AGREEMENT FOR BUYER(S)

In connection with the possible purchase by you of the following business ("Business")

A CERTAIN RESTAURANT BUSINESS REPRESENTED BY V/T COMMERCIAL

V/T Commercial, Inc. will provide you information regarding the Business.
In consideration of receiving this information, undersigned agrees to do the following:

1. The fact that the Business may be available for sale will be treated confidentially.
2. Any information received about the Business will be treated confidentially. All visits and showings will be in the presence of a V/T Commercial broker.
3. Any information received about the Business will be used solely to make a decision about a possible purchase.
4. Any information received about the Business will be disclosed only to those persons directly involved in a possible acquisition - such as (potential) partner(s), attorney(s), accountant(s), banker(s), appraiser(s), etc.
5. The name(s) and relationship(s) of any person(s) to whom any information about the Business is disclosed will be provided to V/T Commercial.
6. If undersigned decides not to pursue the purchase of the Business, undersigned will advise V/T Commercial of this fact and deliver to V/T Commercial all information furnished without keeping copies.
7. All requests for information, inquiries and offers by undersigned to purchase the Business referred to above, which is presented by V/T Commercial, will be made solely through V/T Commercial.
8. The undersigned further agrees that it will not interfere with any operations of the Business through the use of any information or knowledge acquired under this agreement.
9. It is understood that any information provided by V/T Commercial is believed accurate but is not warranted. The information about this Business is subject to errors & omissions and withdrawal without notice.

If you are in agreement, please indicate your acceptance by signing your name below.

Signature

Date

Name (please print or type)

Email address

Address, City, State, Zip

Phone Number

186 College Street, Suite 300
Burlington, Vermont 05401
802.864.2000