



COMMERCIAL

Real Estate
Business Brokerage

Turn Key Restaurant

The Lobby

7 Bakery Lane, Middlebury, VT

EXCLUSIVELY LISTED FOR SALE



The Opportunity

- Location:** In the heart of downtown Middlebury on the Otter Creek.
- Seating:** Approximately 85 inside and 32 outside.
- Included:** Complete restaurant equipment & fixture package including: hood and fire suppression, walk in coolers, commercial dish washer, small wares and much more.
- Front of house includes: custom bar and bar back, all tables chairs, and decorative items.
- Comments:** Unique opportunity to purchase a complete “turn key” operating restaurant in a very popular Vermont town for less than 25% of replacement costs.
- Lease:** Long term lease available.
- Price:** \$95,000

Contact:

Bill Kiendl x12
Johnny Beal x11

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

bk@vtcommercial.com
jb@vtcommercial.com

186 College Street
Burlington, VT 05401

Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to sell.

BUILDING DETAIL

Type:	Single use Restaurant
Lease:	Long term lease available at \$4,000 per month.
Total Square Feet :	Approximately 3,000 sf on 2 levels not including basement.
Age:	CIRCA 1900's
Construction:	Two story, wood frame plus basement
Exterior Deck:	32+- seat deck overlooking the Otter Creek
Parking:	Approximately 25 private parkings spaces in rear lot plus many more available in adjacent Municipal Parking lot.
Utilities:	Municipal
Heat / AC:	New Boderus Oil Fired Boiler Gas fired central system
Access:	Bakery Lane is accessed from Cross Street Bridge Rotary



CONFIDENTIALITY

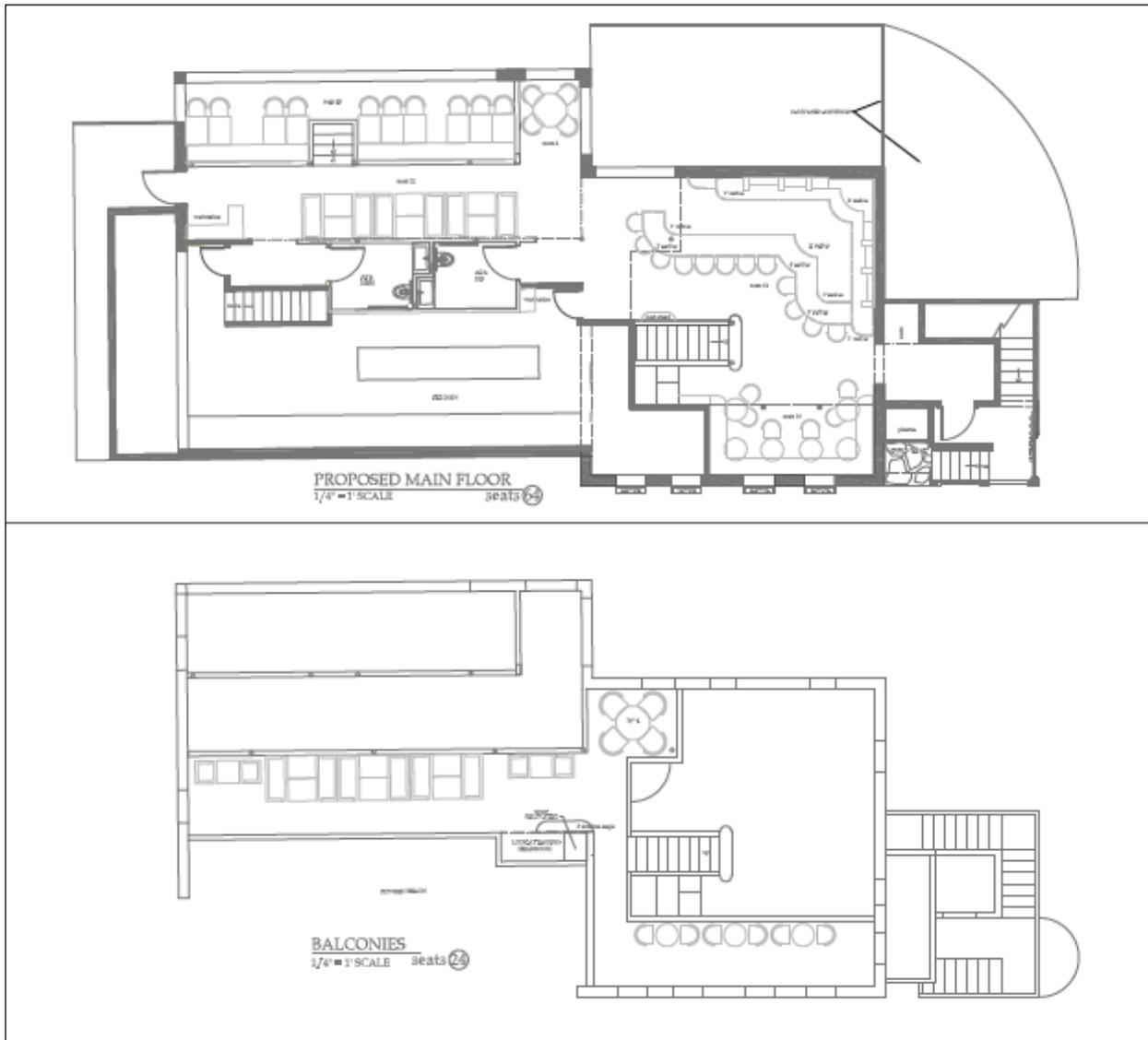
With respect to the owner and the nature of the business, it is requested that all information regarding the sale of the Restaurant be kept confidential.

Any and all inquiries should be directed to Bill Kiendl or John Beal 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.

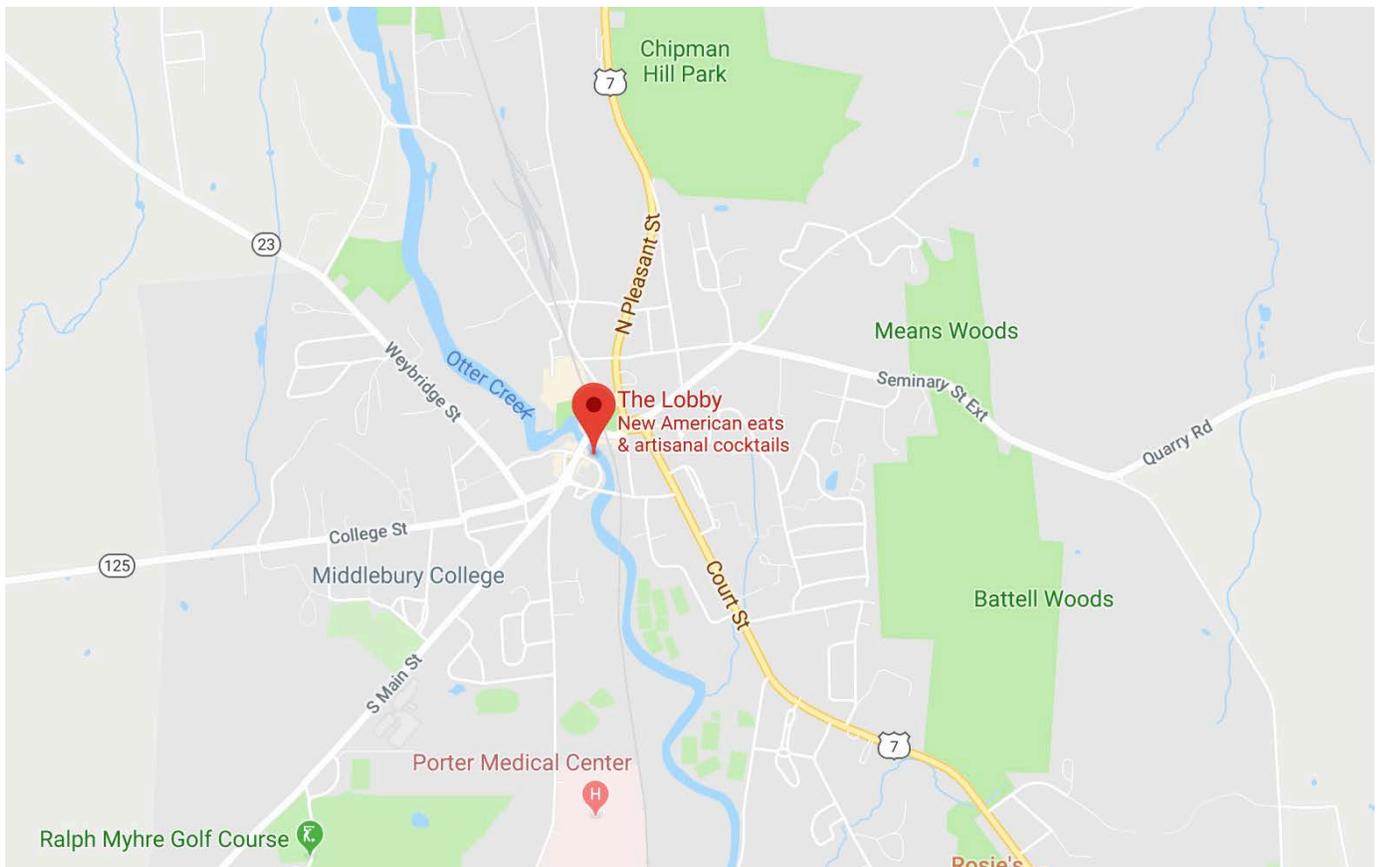
It is recommended that all prospective purchasers use any financial projections as guidelines only, and that they formulate their own projections based upon their own methods of evaluation.

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.



ABOUT MIDDLEBURY, VERMONT

Middlebury is located in North Western Vermont just 30 miles from Burlington. As the largest town by population in Addison County, Middlebury serves as the commercial and business center for the region. Downtown hosts a three-screen movie theater, the post office, and two historic inns, as well as many shops and restaurants. The Otter Creek, running south to north runs through the center of town. The population was 8,496 at the 2010 census. Middlebury is home to Middlebury College one of Country's most elite liberal arts colleges





Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] *Declined to sign*

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] *Declined to sign*