



COMMERCIAL

Real Estate
Business Brokerage



44 MAIN STREET MONTPELIER, VERMONT

*PROVEN RESTAURANT & TAVERN LOCATION!
TURN-KEY OPPORTUNITY!*

Seating: 90 inside plus 34 seasonal patio/deck

Lease: Initial term negotiable
\$5,500/month + utilities

Location: High traffic area
In the heart of Downtown
Established location
Close to State Street & US Rt. 2

Assets: Fully equipped & furnished!
Huge outdoor deck
Two floors of dining— bar on each
Fully sprinklered

Parking: Significant municipal spaces

Available: Immediate



Contact:
Tony Blake

x 13

Johnny Beal

x11

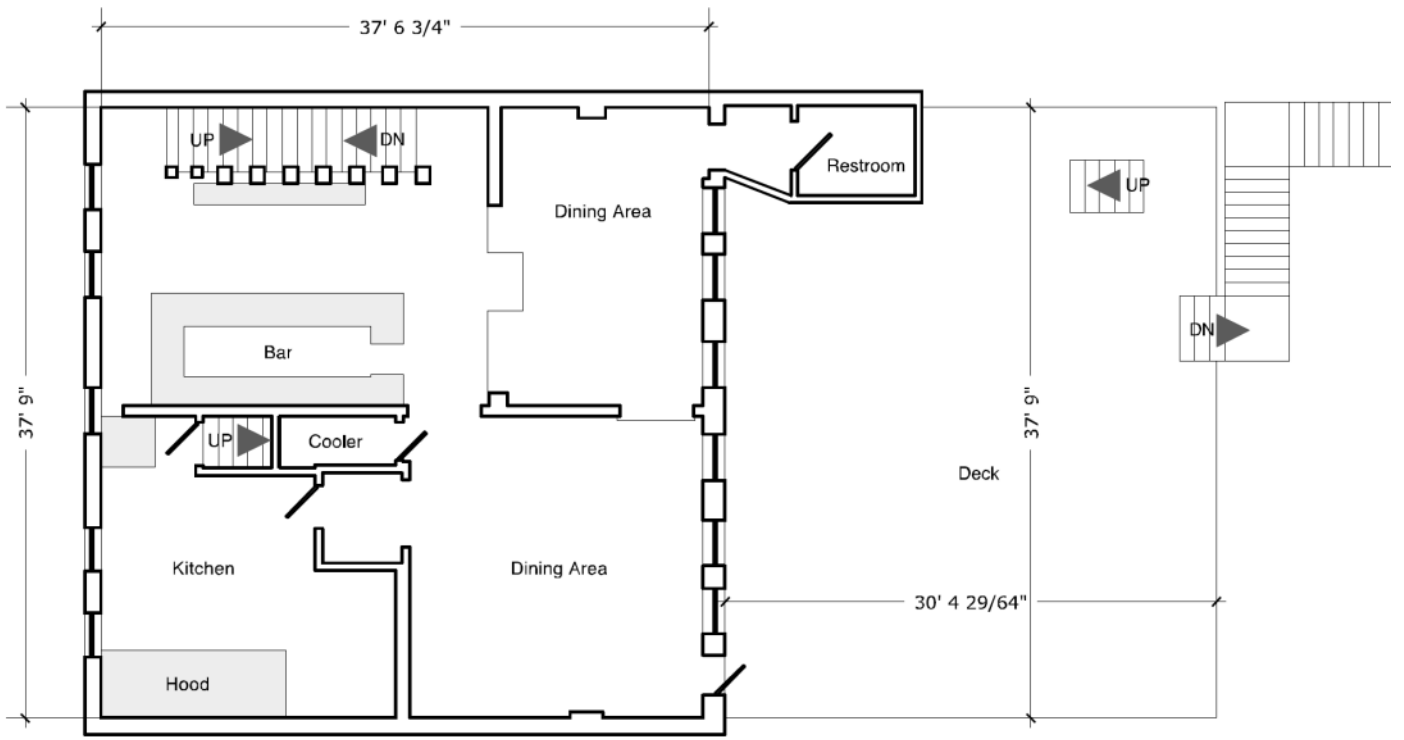
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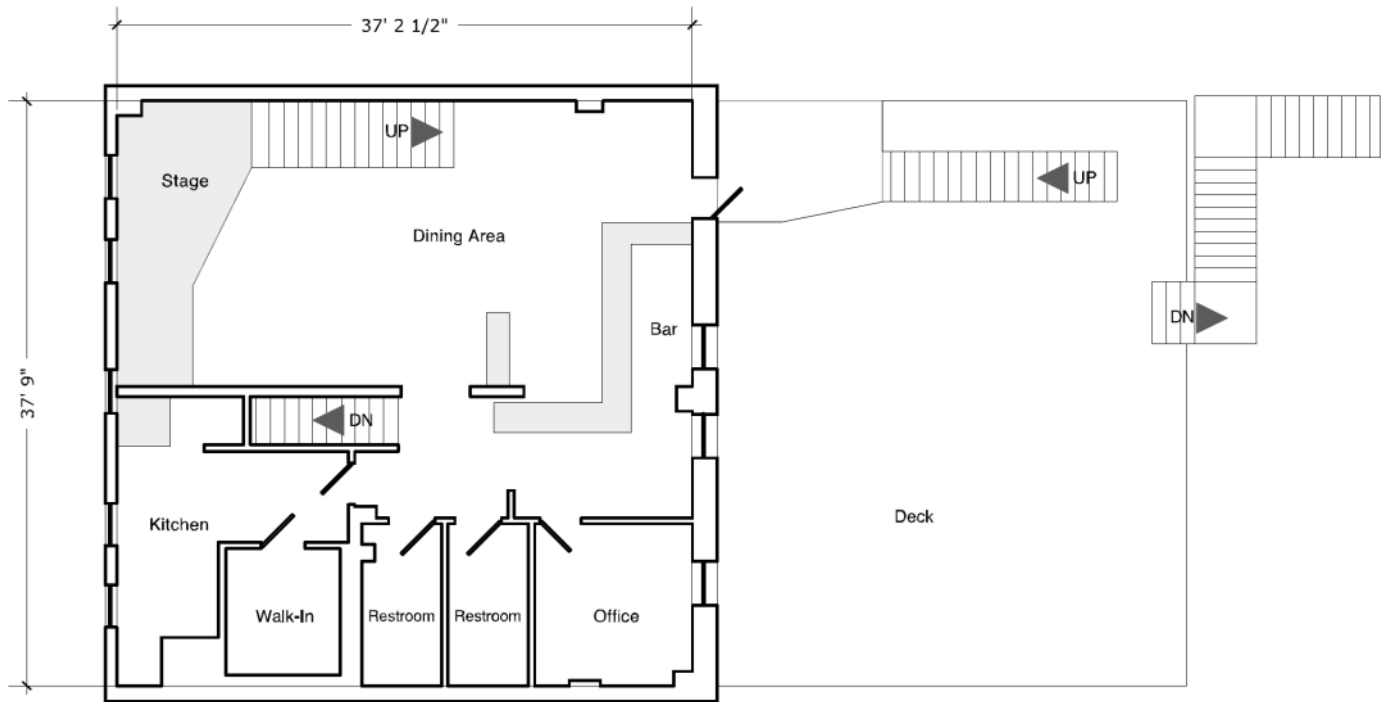
186 College Street
Burlington, Vermont 05401

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

IMMEDIATELY AVAILABLE FOR LEASE



Second Floor



Third Floor

