

# FOR LEASE

## SMALL RESTAURANT SPACE IN BURLINGTON

135 Pearl Street, Burlington, Vermont



Former space of Lion Turtle Tea. This newly remodeled space is ready to go! Located a short walk from the top of Church Street, this building offers large signage on the building and good street visibility. It is across the street from the post office and Federal building on Elmwood Ave. Inside you will find a handmade live edge counter with cooking space behind which includes a hood system. There is a walk-in cooler, and tons of plumbing in place complete with plenty of sinks - a few hand washing & a three bay. Prep, dry good storage area and open floorplan with tables and chairs for 14. Permitted currently for 14 seats (WW permit)- one bathroom. There is a caged storage unit in the basement for an additional fee. Some FFE will be for sale.

**SIZE:**

1,706 SF

**PERMITTED USE:**

14 seat restaurant currently

**PRICE:**

\$25/sf nnn (\$8.20/sf) plus gas, electric, W/S, trash

**AVAILABLE:**

Immediately

**PARKING:**

City parking across the street, one on site

**LOCATION:**

Downtown Burlington

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



For more information, please contact:

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