

TURN-KEY RESTAURANT OPPORTUNITY!

In the Heart of Downtown Burlington, Vermont

9 Center Street, Burlington



Rated as #4 out of 137 restaurants in Burlington by TripAdvisor, this gem of a business has been catering to a dedicated customer base since 2013 as the city's only full vegetarian restaurant. Established by life-long restaurateurs, Debra and Peter Maisel, the Revolution Kitchen has made its mark in the area's culinary scene. From the owners directly:

"Revolution Kitchen serves clean food. We craft our menu items from fresh, local and organic ingredients because we know you care about what you eat. We're proud to be considered one of the best places to eat in Burlington, Vermont by Vermonters and visitors, alike.

At Revolution Kitchen you'll find vegetarian dishes inspired by Asian flavors and Vermont ingredients. There are no short cuts here. From the delicious simplicity of a salad roll to our famous chocolate banana cream pie, ours is food you can feel good about eating. Good food is always in season here.

Don't miss our selection of natural, organic and biodynamic wines and Vermont craft beers and ciders. We've carefully curated our beverage menu to complement our dishes.

And while we're talking about banana cream pie, don't forget to leave room for dessert. Our offerings change nightly and reflect the seasons. You can be sure you'll find vegan and gluten-free options on the dessert menu."

The balance of this prospectus will provide additional information on this dynamic opportunity. Only qualified inquiries will be considered.



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208 Flynn Avenue, Studio 2i

Burlington, Vermont 05401



9 Center Street | Burlington, VT

Confidentiality

With respect to the owners and the nature of the business, it is requested that all information regarding the sale of the Revolution Kitchen be kept ***strictly confidential***.

Any and all inquiries should be directed to Tony Blake of V/T Commercial at (802) 864-2000.

All information contained herein has been provided by representatives of the business 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.

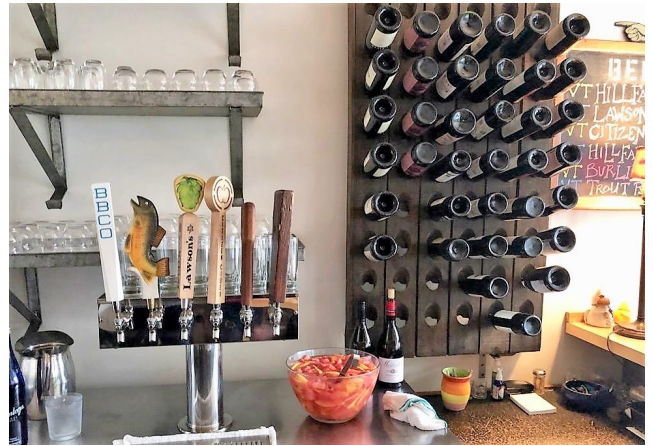
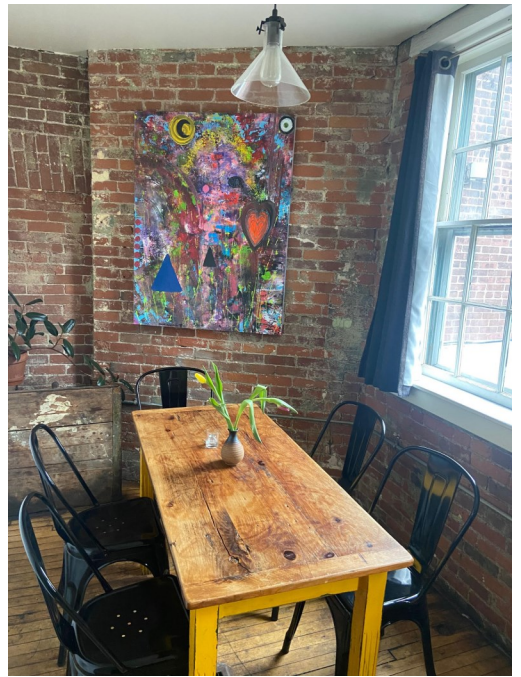
This offering is subject to errors, omissions, prior sale and change, or withdrawal without notice. Acceptance or rejection of any offer is at seller's sole discretion.



Significant Points of Interest:

- Location:** Center Street in Burlington is a wonderful little side street, one block east of the historic Church Street Marketplace. The Revolution Kitchen enjoys and benefits from its location, which is directly adjacent to a large parking lot and across the street from the only multi-screen movie theater in Downtown.
- Lease:** The restaurant occupies approximately 1,276 square feet on the ground floor plus a full basement. The current term of the lease expires on March 30, 2023. It is anticipated that a new owner will negotiate a long-term extension of the lease. Rent is currently fixed at a very favorable \$3,000/month plus utilities.
- Assets:** This is a fully equipped, turn-key operation. An asset list is available upon request.
- Reason for Sale:** The owners of the this restaurant are life-long restaurateurs and are looking at simplifying their lives. Both are actively involved in the daily operations of the business and will consider consulting with a new operator as needed.
- Seating:** The restaurant is licensed for 49 people. During COVID, covered outdoor seating with an additional 13 tables was permitted by the City. At this time, it is unclear if this will be extended by Burlington.
- Website:** <https://revolutionkitchen.com/>
- Hours:** Currently Thursday through Saturday, 5 PM to 9 PM.
- Comments:** This is a **tremendous** opportunity for an active owner/operator to take over a highly successful and profitable business and/or utilize the great facility to create a new concept. All of the ingredients are in place and the restaurant yearns for an energetic and skilled restaurateur. V/T Commercial is pleased to offer this outstanding opportunity for **\$195,000**. Included in the sale is a commercial lease, all furniture, fixtures & equipment, small wares, the name, a non-compete covenant, and goodwill. Salable inventory will be priced separately. Financial information is available upon request to qualified inquiries.
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Unbelievable. It's the morning after our dinner and I'm reliving the deliciousness of my meal and wondering if I should spend one more night in Burlington just so I can eat there again! The flavors of the noodle pot were born to commingle. Hand to god - it felt healing going down. The vanilla maple cake was incredible and the service was amazing. The friendly owners chatted with us upon our arrival about some of their funky furniture while they put out incredible food. Service was top notch. Honestly- this place was just right for us.

Wow, what a wonderful experience! Only thing beating the fun, funky, and casual environment were the personalities of the entire staff and the spectacular food. A must-visit for you who truly NEED veggie, vegan, non-earth destroying foods.



We ate a fabulous meal here. Atmosphere was super chill. Menu options unique and delicious. I am dairy-free and gluten-free and found several menu options. Waitress was attentive and friendly. Dessert options were wonderful and out of this world!! Mid-priced with high quality ingredients. Definitely make a reservation at Revolution Kitchen and try this place out!!

Great food and service. Whether or not you are vegetarian the quality of the food, attention to detail, and warm environment makes for a delightful dining experience.

