

FOR LEASE

DOWNTOWN RETAIL SPACE

162 College Street, Burlington, Vermont



VT Commercial is pleased to offer this retail storefront located at 162 College Street in downtown Burlington. This building is across from City Hall Park and only about 20 footsteps to the popular Church Street! Building signage, attractive facade, wood floors, some exposed rebar and beams. Exposed HVAC and steel beams (former Burton downtown store). Front of the house has an open retail showroom that is approx 1,600 +/- SF plus 775 SF storage/pack n ship room, two bathrooms, a kitchenette, storage closets and a large fancy conference room at the back.

SIZE:

4,018 SF with over 775 SF of storage

USE:

Retail

PRICE:

\$25/SF NNN \$10.50 plus 21.5% of utilities (gas, electric, w/s)

AVAILABLE:

Immediately

PARKING:

Some in attached garage at market rate

LOCATION:

Central 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:

LINDA I. LETOURNEAU

802-343-2107

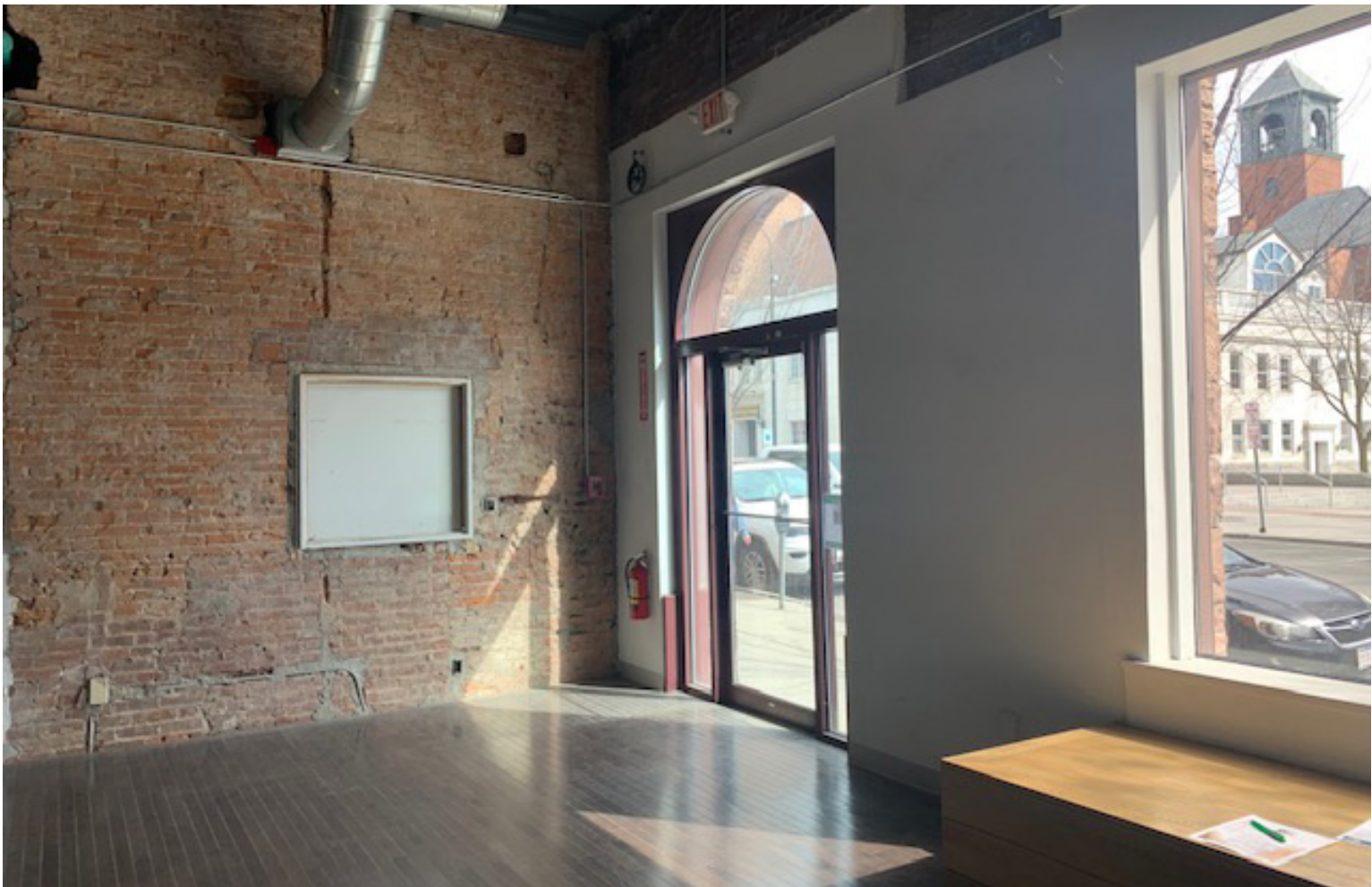
linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

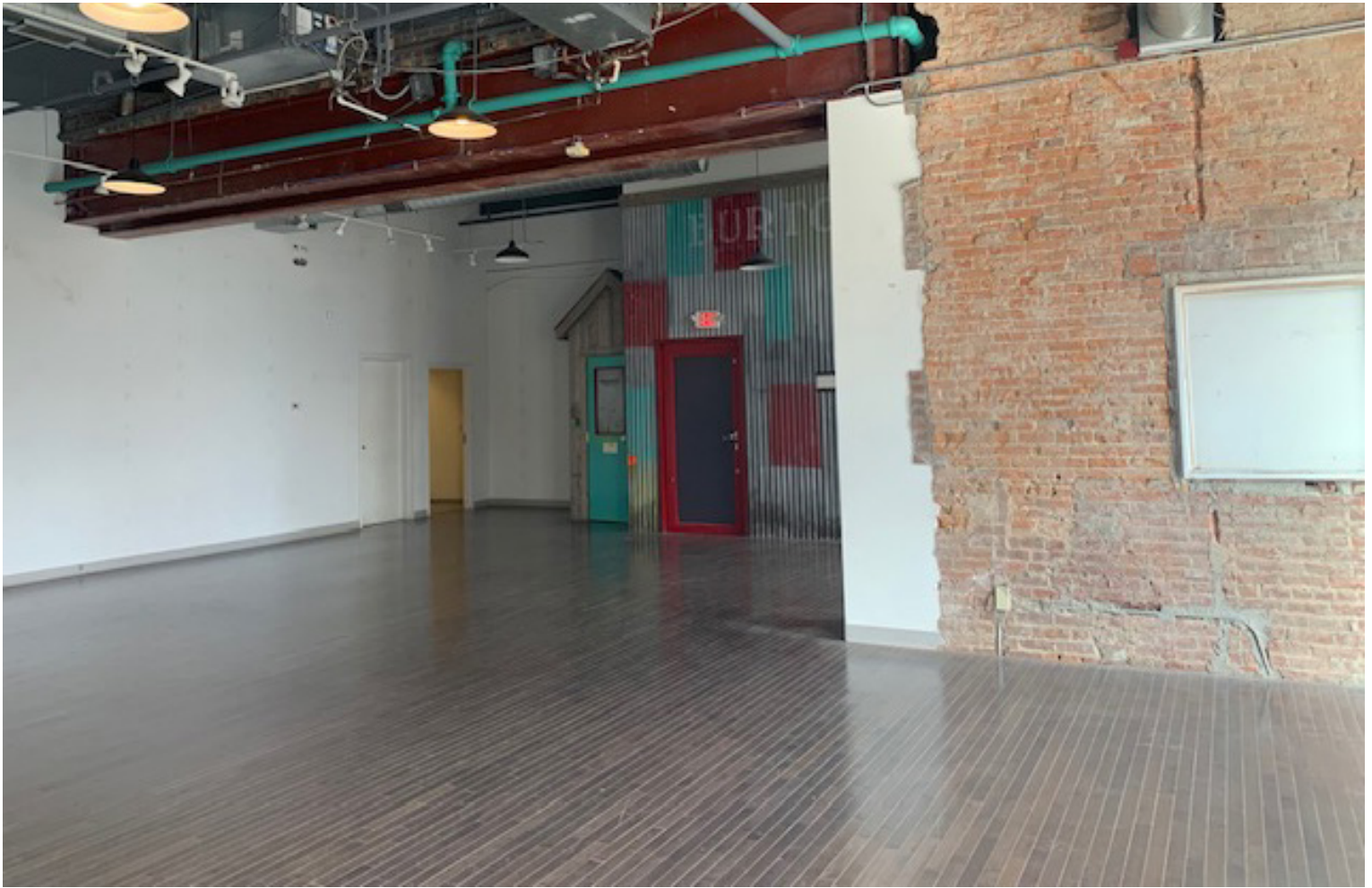
BURLINGTON, VT 05401

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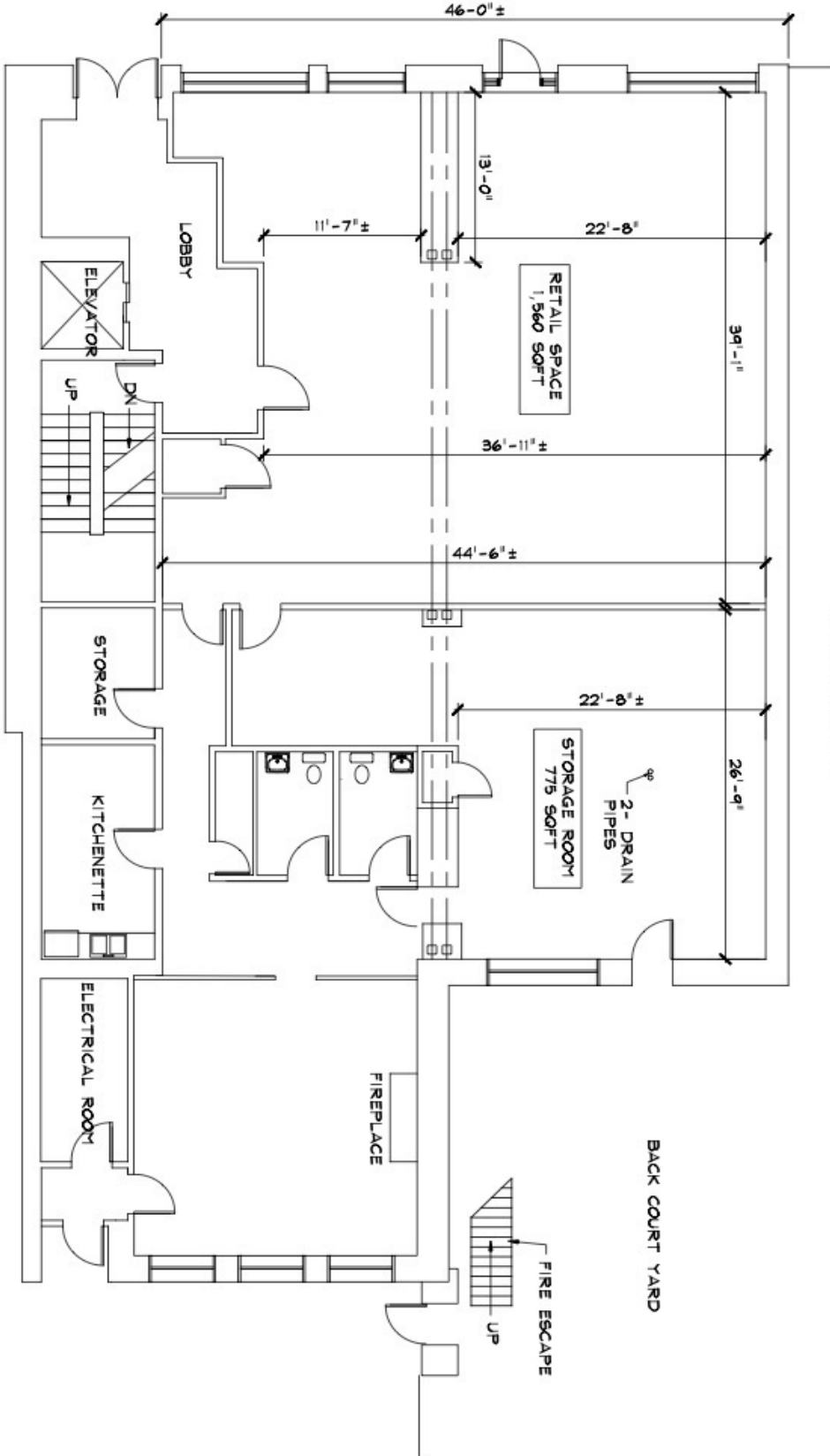
COLLEGE STREET

MERCHANTS BANK
DRIVE-THRU

1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

TOTAL SQFT
4,018

EXISTING BUILDING



DATE: 4-24-23

Sheet No.
A1

SCALE: UNKNOWN
DATE: UNKNOWN
DRAWN BY: UNKNOWN
CHECKED BY: UNKNOWN
PROJECT: UNKNOWN
SHEET TITLE:
EXISTING 1ST
FLOOR PLAN

BURTON RETAIL SPACE
AS-BUILT CONDITIONS
46 COLLEGE STREET, BURLINGTON

NO.	DATE	REVISION

