FOR LEASE

EXCELLENT RESTAURANT OPPORTUNITY ON THE CENTER BLOCK OF THE MARKETPLACE!

83 Church Street, Burlington, VT



This is unquestionably the best location on the best block of the award winning Church Street Marketplace! Practically turn-key (includes almost all furnishings and equipment!), this former Italian restaurant space enjoyed over 30 years of outstanding success. Seating for 125 inside as well as the seasonal outdoor dining that is so popular along the Church Street Marketplace. Truly a very rare opportunity to assume a dynamic location in Burlington's most iconic building—the Howard Opera House. Please see attached asset list, which is subject to change. Call for details and to schedule a tour of this terrific restaurant space!

SIZE:

5,033 SF plus outdoor seasonal seating

USE:

Restaurant

PRICE:

\$19.85/sf NNN (\$6.50/sf plus 6% above natural break point)

AVAILABLE:

Immediately

PARKING:

Public

LOCATION:

Church Street Marketplace, 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:

TONY BLAKE | YVES BRADLEY

802-864-2000 x1 | 802-363-5696

tony.blake@vtcommercial.com | yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com







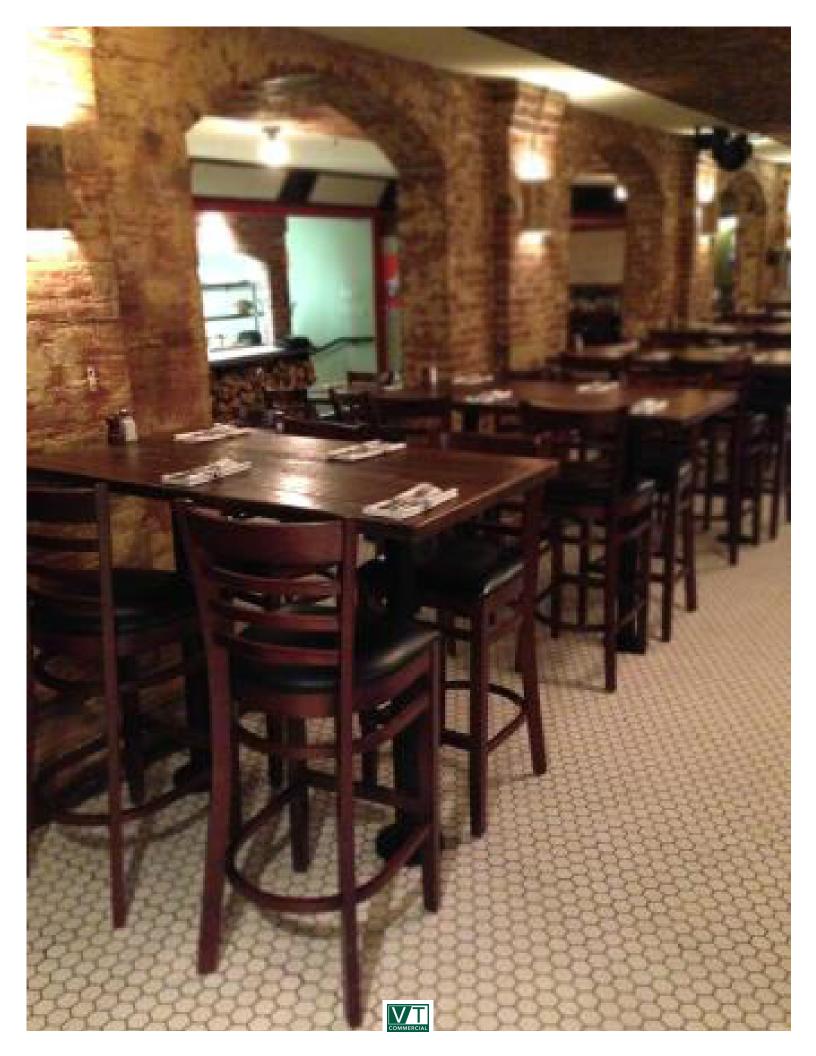


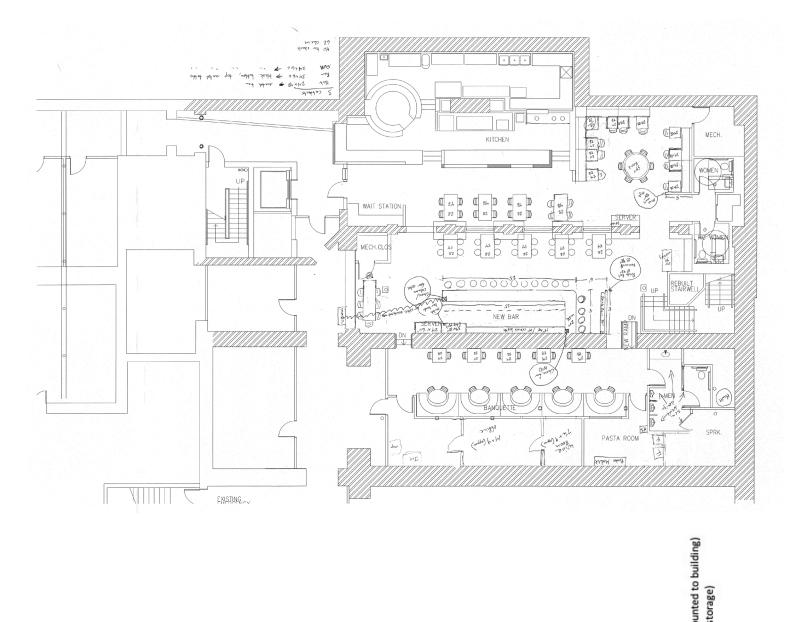












Ristorante Location	Jan-23
former Pascolo	
Church Street,	
Asset List 83	

Item	At/o
Barstools	30
Dining Room Chairs	75
SS Bar Ice Bin	2
60" Keg Cooler with tap	1
SS Bar glass rack holder	1
SS Bar dump sink	1
72" Bar bottle cooler	1
Custom bar: wood, tile, metal	1
POS System - Squirrel	multiple units
Standing Coolers	2
36" Deli Top Cooler	1
60" chest freezer	1
SS tables & shelving	many
Booth seating, black	30'+ length
Wood Table tops with bases	25
Gas Fryer	1
36" gas range	1
48" gas range	1
60" gas range	1
27" chest freezer	1
60" deli top cooler	2
27" deli top cooler	2
Outdoor tables & chairs	many
Metro shelving, standing	many
48" deli top cooler	1
48" undercounter cooler	2
Custom pizza oven w/ ventilation	1
Kitchen hood exhaust system	1
1-door convection oven	1
Standing hobart mixer	1
Kitchen handsinks	2
3-bay sink	1
Clean Dish Table, SS	1
Dirty Dish Table, SS	1
Kitchen smallwares, various	many
Coffee brewer	1
Walk-in coolers	2
High chairs	4
Custom retractable awning	1 (mou
Custom freestanding seasonal awning	1 (in stc

