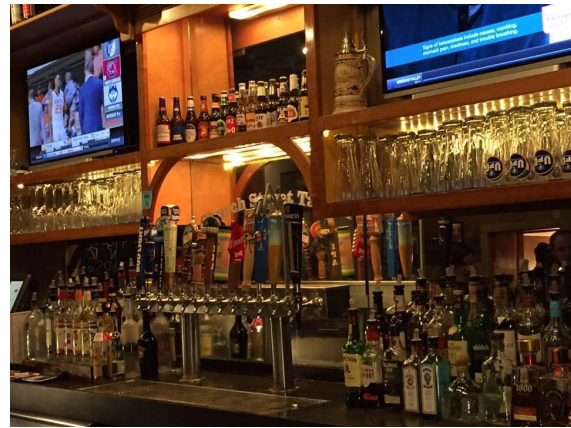


# 103 Church Street, Burlington, Vermont

## An Iconic Food & Beverage Business in the Heart of the City!



One of Burlington's longest continuously operated restaurants, located on the center block of the award winning Church Street Marketplace (<https://churchstmarketplace.com/>), is available for sale! After three decades of operation, the owner's retirement is to the benefit of the next restaurateur. Fully equipped and essentially turn-key, the "Tavern" is one of the original restaurants to take advantage of outdoor dining. Location, location, location!! Aggressively priced at **\$85,000**, this business will not be available for long!



Contact: Tony Blake, 802.864.2000 ext.1  
tony.blake@vtcommercial.com  
208 Flynn Avenue, Studio 2i  
Burlington, Vermont 05401

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

## Significant Points of Interest:

- History:** 103 Church Street has been the site of a restaurant business continuously since at least 1900. The most recent history included a change of ownership in 1980 from L'Office Café to Wings Restaurant. In 1984 it was sold again and became the Queen City Tavern which was eventually renamed the Church Street Tavern. With the opening of the Church Street Marketplace, the restaurant was just the second business to establish an outdoor café in downtown. This added an entirely new component to the already successful business, which the restaurant continues to enjoy today.
- Location:** Church Street Tavern is located on the most prominent of the four blocks that make up the Marketplace. Locals and visitors/tourists alike frequent the street throughout the year, providing a constant customer base for the restaurant.
- Lease:** The restaurant occupies the entirety of the free-standing building at 103 Church Street. The two-story building, plus basement, consists of a total of 4,380 gross square feet. While the business has some remaining term on its existing lease, it is anticipated that a new owner will seek a fresh term.
- Assets:** This is a fully equipped, turn-key operation. All restaurant equipment is reported to be in good working condition. The assets are being sold on an as-is where-is basis.
- Website:** <https://www.tavernvt.com/>
- Capacity:** 80 inside/48 outside
- Reason for Sale:** "For nearly three decades, Stephen Parent has been the heart, soul and face of the Church Street Tavern. From a young bartender to sole-owner, he worked tirelessly to make the Tavern the place to meet up with friends, meet significant others and celebrate life over a few beers (and maybe a shot of Doctor!). It truly has been a wild ride. Stephen is now looking forward to his next chapter in life that includes spending more time with Beth and the kids."
- Financials:** Like virtually all hospitality businesses, revenues declined during the COVID-19 years of 2020 through 2022. Nonetheless, the restaurant still enjoyed healthy financials with sales of \$1,339,920 in 2021 and \$1,575,415 in 2022.
- Comments:** This is a *tremendous* opportunity for an active owner/operator to take over a long-established and time tested business. Truly a gem in so many ways, the Church Street Tavern is ready for the next generation of ownership.



## Major Asset List:

### Office:

Aloha POS system / 3 working stations in dinning room. (3 years old)  
2 desk / 2 desk hairs (used)  
2 File cabinets (used)  
12 security cameras (recent)  
1 copy machine (recent)  
1 PC with printer (used)

### Dining room:

65 High Bar stools  
14 Low bar stools  
5 Wooden bar stools  
7 Low Tables  
14 High Tables  
Stereo system (used)  
10 HD TV's (used)  
10 DirecTV receivers  
2 Manitowoc Ice machines (1 new, 1 used)  
1 Vita-mix frozen drink machine (used)  
1 Glass chiller (2 years old)

### Basement:

1 Large chest freezer (used)  
2 small chest freezers (used)  
8 Plastic Racks  
2 Metal racks  
1 commercial refrigerator (used)  
2 Household refrigerators (used)  
2 walk in coolers (used)

### Kitchen:

American dish machine commercial dishwasher (used)  
3 metal cart racks  
3 Atosa gas fryers (used)  
1 Atosa two door sandwich unit (1 year))  
1 Atosa two door chest freezer (2 years)  
1 Southbend range with 6 burners, two door oven and flat top (2 years)  
1 Atosa grill with stainless steal stand (3 years)  
1 Stainless steal serving table with heat lamp (2 years)  
2 commercial microwaves (2-3 years)

### Exterior:

1 DirecTV satellite dish

### Patio furniture:

22 black metal tables  
88 black plastic chairs  
10 wooden post and plastic chain for rope line

Excludes small wares, décor, signage, etc.



V/T Commercial is pleased to offer this outstanding business opportunity for sale. Asking price is **\$85,000** including all related furniture, fixtures, equipment, small wares, leasehold improvements, the name, goodwill and a covenant not to compete. Seldom is a business with such long history and reputation available for sale at such an affordable price. Please direct all inquiries to:

**Tony Blake**

**tony.blake@vtcommercial.com**

**802.343.0119 cell**

**802.864.2000 ext. 1 work**

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

**DINE WITH US  
OR ENJOY  
TAVERN TO-GO  
- 11:30 AM -  
CLOSE**

Outside seating now available, join us today!

**BURGERS, BEER  
AND WINGS,  
OH MY!**

From mouth-watering burgers to our famous chicken wings, we offer some of the best pub fare in town.

**NFL SUNDAY  
TICKET**

Enjoy a beer or two while watching your favorite NFL team every week!

**ADDRESS**

**Church Street Tavern**  
103 Church Street  
Burlington, Vermont 05401  
(802) 658-1309

**HOURS OF OPERATION**

Monday 11:30am - 9pm  
Tuesday 11:30am - 9pm  
Wednesday 11:30am - 9pm  
Thursday CLOSED  
Friday 11:30am - 10pm  
Saturday 11:30am - 10pm  
Sunday 11:30am - 9pm

**CONNECT**

[f](#) [t](#) [i](#)



**208 Flynn Avenue, Studio 2i**

**Burlington, Vermont 05401**

**www.vtcommercial.com**

For more information on this dynamic business opportunity, please execute the below confidentiality agreement and send it directly to: [tony.blake@vtcommercial.com](mailto:tony.blake@vtcommercial.com) together with a summary of available capital and prior food-service experience.



## CONFIDENTIALITY AGREEMENT FOR BUYER(S)

In connection with the possible purchase by you of the following business (“Business”)

**A CERTAIN FOOD SERVICE BUSINESS LISTED EXCLUSIVELY WITH V/T COMMERCIAL**

V/T Commercial, Inc. will provide you information regarding the Business.

In consideration of receiving this information, undersigned agrees to do the following:

1. The fact that the Business is for sale will be treated confidentially.
2. Any information received about the Business will be treated confidentially. All visits and showings will be in the presence of a V/T Commercial broker.
3. Any information received about the Business will be used solely to make a decision about a possible purchase.
4. Any information received about the Business will be disclosed only to those persons directly involved in a possible acquisition - such as (potential) partner(s), attorney(s), accountant(s), banker(s), appraiser(s), etc.
5. The name(s) and relationship(s) of any person(s) to whom any information about the Business is disclosed will be provided to V/T Commercial.
6. If undersigned decides not to pursue the purchase of the Business, undersigned will advise V/T Commercial of this fact and deliver to V/T Commercial all information furnished without keeping copies.
7. All requests for information, inquiries and offers by undersigned to purchase the Business referred to above, which is presented by V/T Commercial, will be made solely through V/T Commercial.
8. The undersigned further agrees that it will not interfere with any operations of the Business through the use of any information or knowledge acquired under this agreement.
9. It is understood that any information provided by V/T Commercial is believed accurate but is not warranted. The information about this Business is subject to errors & omissions and withdrawal without notice.

If you are in agreement, please indicate your acceptance by signing your name below.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (please print or type)

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Address, City, State, Zip

\_\_\_\_\_  
Phone Number