

# FOR LEASE

## DOWNTOWN RETAIL SPACE

191 Bank Street, First Floor, Burlington, VT



VT Commercial is pleased to offer this retail space to the market. Phoenix Books will be moving shortly to Church Street. This space will be available. This has been a book store spot for over 13 years. Phoenix Books has a lease in place until 2/28/26. Overall space is 7,000 SF consisting of first and lower level space. mostly wide open with stock room and office. Elevated area on first floor offering a cool interior feature. Big windows & big on building signage for marketing your business. High ceilings, elevator service and easy to find location. Located within a few minutes of the popular Church Street and across from a parking garage.

**SIZE:**

7,000 SF

**USE:**

Retail

**PRICE:**

Around \$10,000 monthly, includes heat and lights!

**AVAILABLE:**

September

**PARKING:**

None

**LOCATION:**

191 Bank Street, Burlington, VT

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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