

Classic American Diner

An Iconic Business with Years of Success!



Outstanding diner in a fantastic location, this long-established business enjoys a free-standing, highly visible location. Annual revenues are in excess of \$1 million, while operating 6 days/week. Breakfast & lunch only 2 days per week. Breakfast, lunch & dinner 4 days per week. Fully equipped turn-key business with a favorable lease.

This popular business is exclusively listed for sale with V/T Commercial and includes all furniture, fixtures, equipment, leasehold improvements, recipes, the name, a certain lease, and goodwill. A limited consulting agreement can be discussed. Inventory will be sold separately at cost.

A buyer will need to demonstrate significant financial strength and available capital, as well as a background of successful business experience.

A confidentiality agreement is attached to this package and must be received together with the above referenced information prior to the release of the offering prospectus and any additional material concerning this opportunity.

FAVORABLY PRICED at \$195,000!!



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208 Flynn Avenue, Studio 2i, Burlington, Vermont

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



CONFIDENTIALITY AGREEMENT FOR BUYER(S)

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

A CERTAIN RESTAURANT 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. And return this form to our office using the email addresses on the prior page.

Signature

Date

Name (please print or type)

Email address

Address, City, State, Zip

Phone Number