

Marquis Theatre, 65 Main Street, Middlebury, Vermont

An Iconic Middlebury Business!



V/T Commercial is proud to introduce this landmark property and established business situated in the heart of Middlebury, Vermont—home to one of the country's top private liberal arts institutions. After decades of operation, this successful, long-standing enterprise and its highly desirable real estate are now available for purchase at a compelling price point.

The remainder of this prospectus outlines the details of this exceptional offering. All material provided in this prospectus is to be treated with confidentiality. Any inquiries and requests are to be directed only through V/T Commercial and no other parties. Specific tours of the property must be scheduled through V/T Commercial. All information contained herein has been provided by the owner and is believed accurate but is not warranted by V/T Commercial. This offering is subject to change or withdrawal without notice.



Contact:

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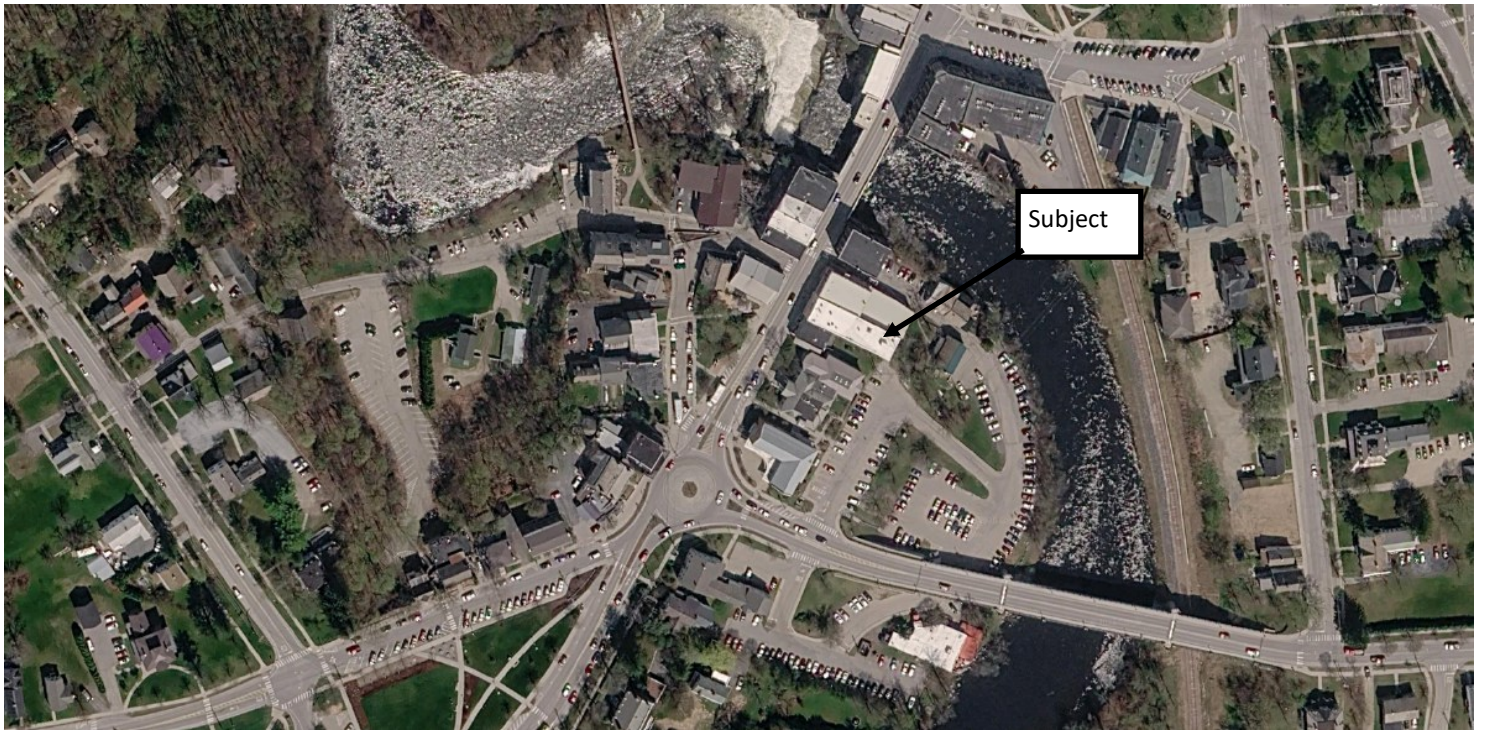
208 Flynn Avenue, Studio 2i, Burlington, Vermont 05401

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

The heart of Middlebury is its downtown area, where visitors can explore unique shops, cafes, and restaurants in a picturesque setting. The streets are lined with historic buildings, and the town's Main Street is a designated historic district. Chartered in 1761, the iconic main street in Middlebury harkens back to times when Vermont was coming of age. Locally owned businesses still carry on the traditions of those who came before them as Vermonters did throughout the past.



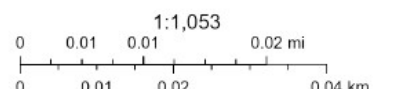
The town's Main Street is a major attraction, featuring notable sites such as the Henry Sheldon Museum of Vermont History, the historic Town Hall Theater, the Marquis Theatre, and the Middlebury Inn, a classic New England hotel. Visitors can take a stroll down Main Street and enjoy the beautiful architecture and small-town charm. Just a few blocks away is the renowned Middlebury College campus, home of over 2,500 undergraduates and the international summer language school.



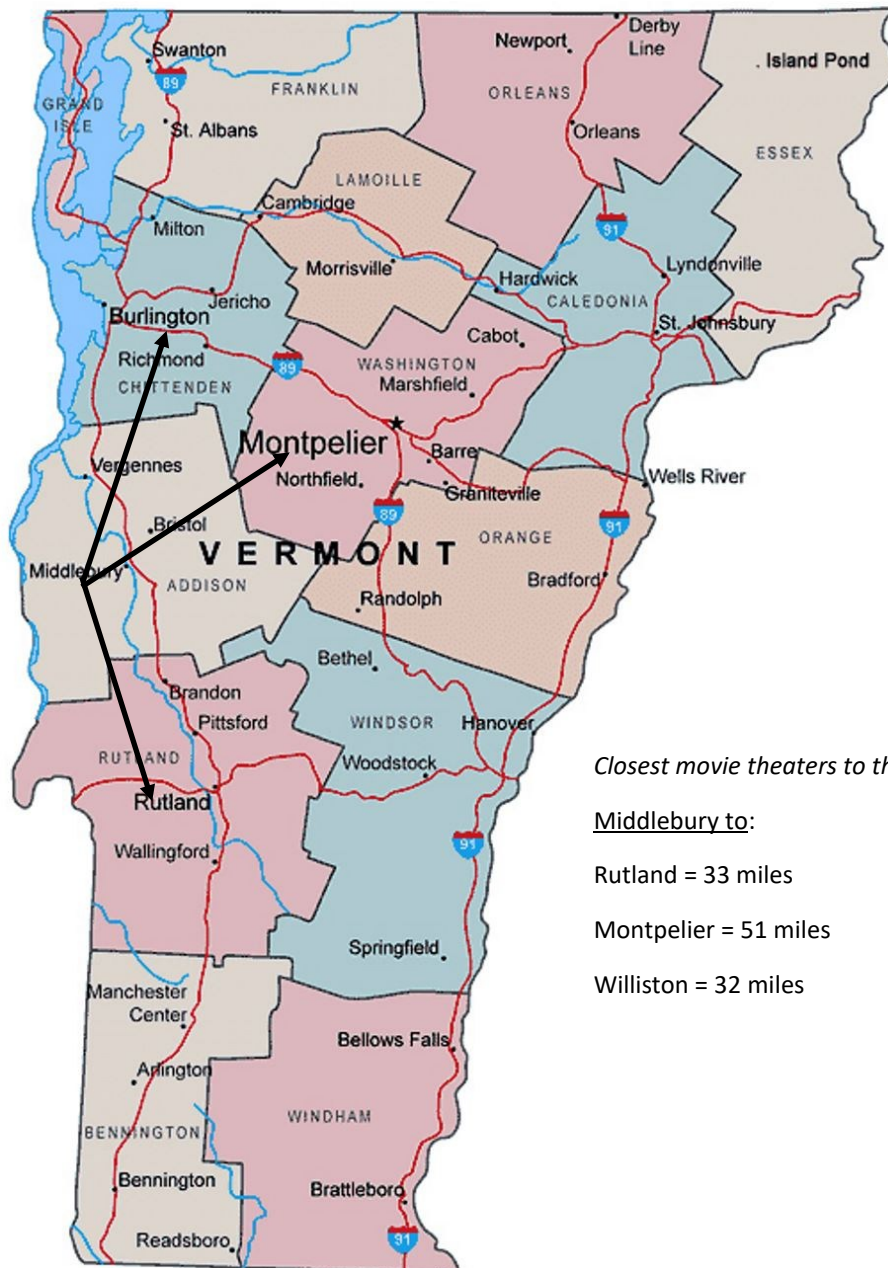
Vermont Parcel Viewer



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VCGLI, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Closest movie theaters to the Marquis

Middlebury to:

Rutland = 33 miles

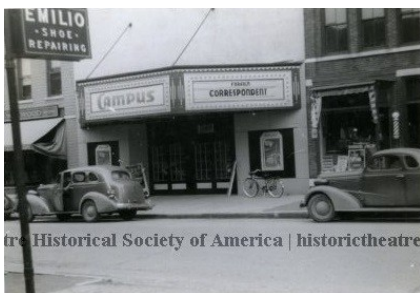
Montpelier = 51 miles

Williston = 32 miles

History:

The Marquis Theatre originally opened as the Campus Theatre in 1937, and has evolved through renovations and owners' changes to remain as a central cultural venue in Middlebury.

The theater first opened on March 27, 1937, featuring Lily Pons in *That Girl from Paris*. Located just a few blocks from the Middlebury College campus and initially operated in a remodeled space formally occupied by Lockwood's Restaurant. In 1956, it was associated with the Graphic Theaters Circuit and had a seating capacity of 674.



During the 1970's and 1980's, the theater underwent significant changes including closing the balcony, leaving only the orchestra level in use. In the later 1980's, twin screens were created under the balcony. The original marquee was replaced with a large "CINEMA" sign and the word "CAMPUS" with Roman numerals I and II added to distinguish the two auditoriums.



New (current) ownership eventually renamed the venue first-run movies as well as classic films. In 2025, as part of façade was adorned with new art deco design.



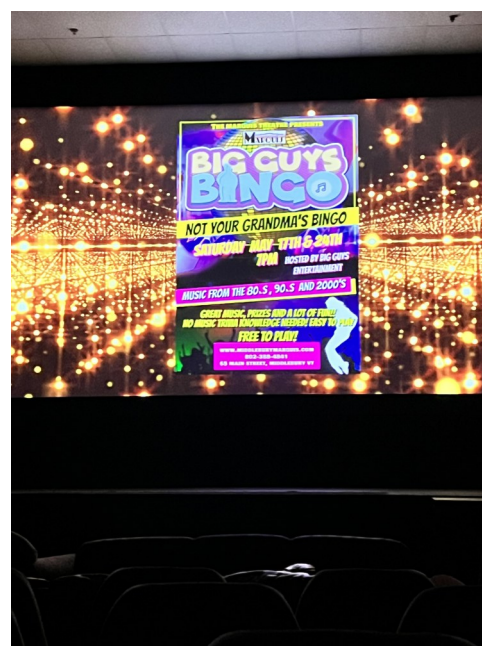
as the Marquis Theatre which features an ongoing renovation, the building's



The business now includes the Southwest Café which features a southwestern restaurant and full bar. The Marquis now offers two theaters, each with new, state of the art laser projectors, surround sound, and large comfortable seats and couches. The café is a versatile space that includes a laser projector, full audio system and a 12 foot movie screen that can be used in a variety of ways, such as playing movies, watching sporting events, or projecting a slideshow from a computer. The space features trivia every Thursday night, Music Bingo twice monthly, and a rotating series of comedy shows. The café is also frequently rented for private events such as birthday parties, private screenings, karaoke, open mic nights, and more.

The restaurant features a menu of burritos, tacos, nachos and more. All of the food is prepared fresh in house. The bar is a full-service bar offering over 40 different beers, canned ciders, and a variety of cocktails mixed to order. Food and drinks may be consumed in the café or taken into one of the theaters to enjoy a movie. All food is available for take-out.

[Middlebury's Marquis Theatre Goes Retro With Art Deco Façade | Seven Days](#)



Theater Pictures
Theater One— 105 capacity



Theater Two— 44 capacity



Lobby & Café Space— licensed for 65 capacity



Current Staffing Positions

General Manager

Provide outstanding & friendly customer service
Oversee, train, supervise all staff
Oversee AGM regarding weekly movie rotation including:
 Ingesting/deleting movies, trailers & keys
 Testing for appropriate volume and settings
 Creating playlists
 Ordering one sheets for upcoming movies
 & rotating hung posters
 Creating, printing & hanging showtime posters
Oversee all aspects of Front Counter including:
 All food & beverage inventory and ordering
 Coca cola
 Vistar (popcorn & candy)
Basic space & equipment maintenance
Oversee all Bar operations including:
 Ordering & inventory maintenance
 Scheduling & training
Responsible for booking all private rental events
Report directly to owner and assist where/when needed
Be fully trained in all stations
Work 2-4 floor shifts weekly
Oversee maintenance of various theater spaces
Work with owner to curate one-off films & fundraising events

Schedule: Wed – Sun

Wednesday: closing projection

Friday: closing projection

Saturday: closing projection (eventually Saturday daytime)

Sunday: daytime projection

Projectionist

Provide outstanding & friendly customer service
Be trained in all operations related to the playing of movies, including projection equipment, audio equipment and lighting system
Oversee box office and general theater spaces including bathrooms
Responsible for maintaining a clean workspace and managing inventory
Assist other team members as needed

Head Chef

Provide outstanding & friendly customer service
Oversee, train, supervise kitchen staff
Oversee all kitchen operations including:
 Ordering, inventory & food cost
 Menu design & creation
 Proper & safe food handling & preparation
Report directly to GM and assist where/when needed
Be fully trained in all stations
Work 2-4 floor shifts weekly

Bartender

Provide outstanding & friendly customer service
Be trained in responsible & proper service of alcohol
Be trained in preparation of classic cocktails
Responsible for crafting new, creative drinks on a weekly basis.
Responsible for maintaining a clean workspace and managing inventory & pour cost

Concessions / Dishwasher / Kitchen assist

Provide outstanding & friendly customer service
Assist head chef with food prep & dishwashing
Support projectionist at box office
Clean all theater spaces including bathrooms
Assist other team members as needed

Owner

Oversee all operations
Oversee selection of movies & events
Liaison directly with movie booking agent to create & book movie lineup
Work with bookkeeper to manage accounts payable, payroll, etc.
Work with GM to provide support where needed

Note: Front end theater manager and general manager have essentially the same duties and for simplicity have been merged as one for efficiency.

Other Pertinent Information

Asset List:

Pre-depreciation value = \$165,642

An itemized list is available upon request

Business Website:

[Middlebury Marquis Theatre](#)

Real Estate:

Lot size = 0.11 acres

Building size = 4,380 square feet

Municipal Assessment = \$493,200

Middlebury Equalization Rate = 67.38%

Value per Equalization Rate = \$731,968

Insured Value = \$1,543,989

Business Financials:

2023 = \$553,458

2024 = \$535,441 (business was closed for four weeks for exterior work on the building)

2025 = \$478,320 (business was closed for five weeks for exterior façade renovations)

Specific financials are available to qualified parties, pending verification of acquisition funds



V/T Commercial is pleased to offer this outstanding business and prime real estate opportunity for sale. The sale includes all related furniture, fixtures, equipment, small wares, the name, goodwill, a covenant not to compete, and all of the real estate located at 65 Main Street, Middlebury, Vermont subject to any easements, rights of way, and encumbrances thereon. Salable inventory (food, beverage, beer, wine, liquor, supplies) is not included in the price and will be sold separately, at cost, upon closing. Seldom is a business with such long history, unique opportunity, and primary real estate available. Please direct all inquiries to:

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Seth Davis	seth.davis@vtcommercial.com	802.922.1964 cell	802.864.2000 ext. 2 work

All offers must include a minimum of:

Price

Terms including closing date and contingencies to a sale

Financial capacity to acquire the business and real estate

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.



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