

# FOR LEASE

## RESTAURANT / BAR & NIGHTCLUB

188 Main Street, Burlington, VT



VT Commercial is pleased to offer to the market this downtown location noted as one of the best hot spots in downtown. Previous tenant had a music venue and dance club, with food and two bars. There is so much history at this location. Come bring your concept to town. This three story space is available as “whole” offering. The top floor would make a nice office and green room for the performers. Some exposed high ceilings with a hip vibe, stage areas, DJ booth, full kitchen with hood system and walk in cooler. The occupancy load for the former Nectars was 220 and Metronome (The Lounge) was 218. \*\*A new operator will need to verify new numbers with the fire marshal.

**SIZE:**

17,860 GSF

**USE:**

Restaurant / Bar / Nightclub

**PRICE:**

\$17,000 monthly plus NNN (\$4,000)

**AVAILABLE:**

Immediately

**PARKING:**

A few out back

**LOCATION:**

188 Main Street, Downtown 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:

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Lounge

Nectar's









