

FOR SALE

SUCCESSFUL UPPER VALLEY FINE DINING RESTAURANT

Upper Valley, VT



This turn key dining destination in the upper valley, bringing an elevated culinary experience, is ready for the next owner. With strong sales, year over year growth, and a loyal local following, this upscale restaurant offers the perfect balance of profitability and character.

This contemporary restaurant features a thoughtfully crafted dinner menu highlighting the best of Vermont and New Hampshire's seasonal ingredients, with a strong emphasis on fresh seafood and farm fresh cuisine. Guests enjoy expertly prepared locally sourced meats, creative seasonal dishes, and an inviting atmosphere designed for both casual evenings and special occasions. The newly renovated space accommodates approximately 70 to 90 guests, featuring a mix of traditional unique dining experience. The kitchen was professionally designed by a well-known chef to maximize efficiency and high quality food preparation. The front of house has been designed to create a warm, modern setting that celebrates exceptional food and genuine hospitality.

Please contact Seth Davis at V/T Commercial to learn more about this great opportunity.

SIZE:

2,800 +/- SF

USE:

Restaurant and Bar

PRICE:

\$850,000

AVAILABLE:

Immediately

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:

SETH DAVIS

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BURLINGTON, VT 05401

www.vtcommercial.com



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign