

FOR LEASE

CAFE/RESTAURANT OPPORTUNITY IN HINESBURG

10805 Rte 116, Hinesburg, VT



A Hinesburg fixture for decades, the former Good Times Cafe is available for lease! This iconic restaurant is centrally located in the village, and has high visibility. Indoor seats 35 (winter) with 30 +/- seats in the main dining room and 5/6 on the private enclosed porch. Spring, summer and fall allow for an additional 16 seats on the patio, and another four on a picnic table. FF&E is available, but not included in the rent-it can be purchased from the prior tenant, and currently remains in place.

SIZE:

1,400 +/- SF

USE:

Restaurant/Cafe

PRICE:

\$2,500.00/Month, NNN plus utilities. \$4.00/SF (est).

AVAILABLE:

Immediately

PARKING:

Ample, on-site for clients and employees

LOCATION:

10805 Route 116, Hinesburg

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:

YVES BRADLEY

802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com











