

FOR LEASE

RESTAURANT SPACE!

135 Pearl Street, Burlington, VT



VT Commercial is pleased to offer for lease this small restaurant space located within a few footsteps from top of Church Street at 135 Pearl Street. Currently permitted for 49 patrons and staff. Lots of natural light in the dining room, hood system, large walk in cooler, 3 bay sink, handwashing sink and grease trap in place. Currently operated as Grey Jay. They have been here for nearly 5 years. Complete with 2 bathrooms, entry/hostess counter, small office to run the business, dry storage, prep area, dish washing area (dishwasher is rented) 1 caged storage area in the basement and 1 parking space out back included in the rent. Misc furnishings and misc equipment also for sale.

SIZE:

1,706 SF

USE:

Restaurant

PRICE:

\$4200 mo plus NNN \$1400 mo plus utilities

AVAILABLE:

Feb 2027 or sooner.

PARKING:

Street

LOCATION:

135 Pearl Street, 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:

LINDA I. LETOURNEAU

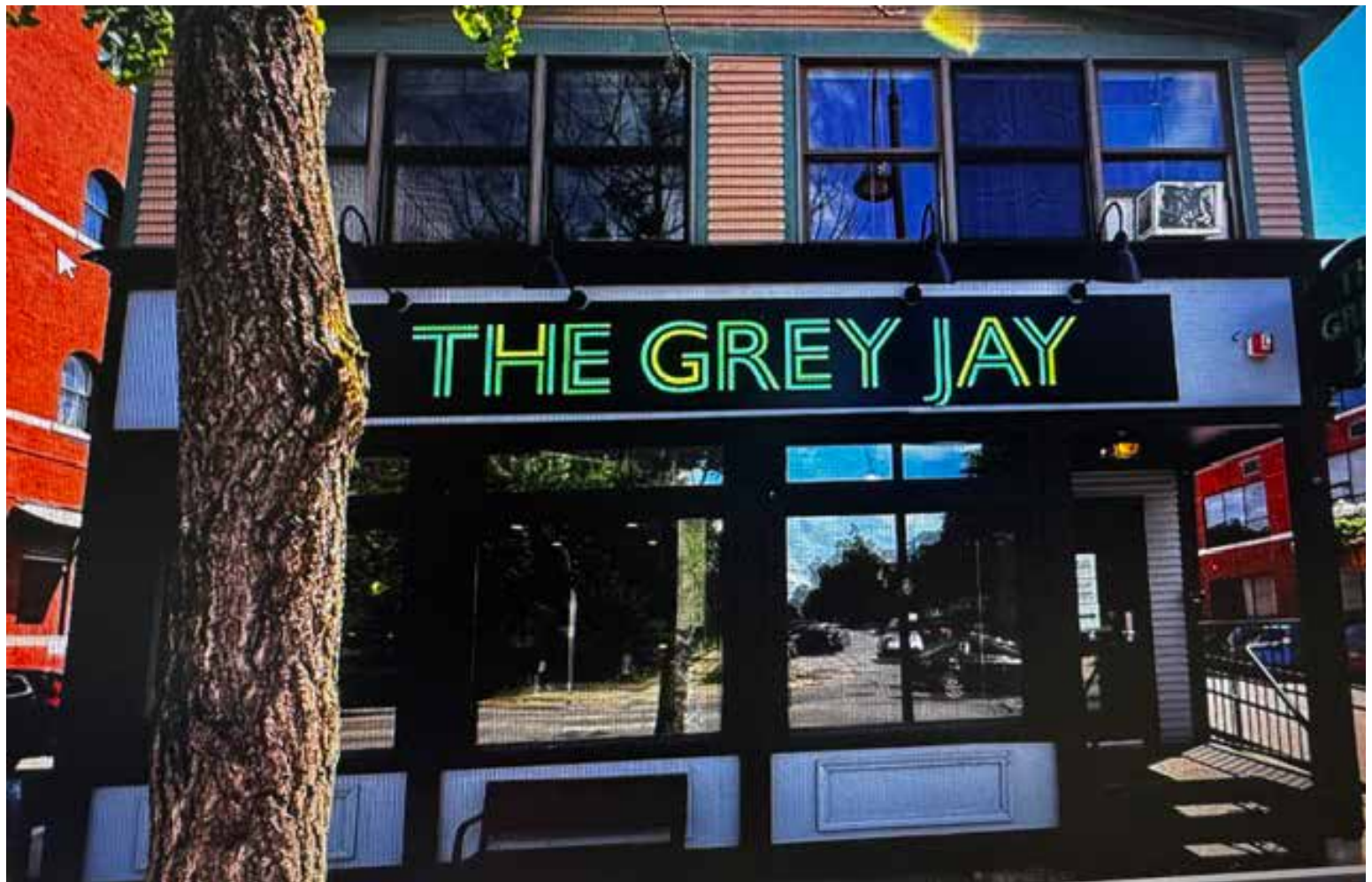
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 **CITY OF BURLINGTON** 
OFFICE OF THE CITY FIRE MARSHAL

CERTIFICATE # M-49 Date of Issue: 5/3/2022

OCCUPANT LOAD CERTIFICATE

This certificate is valid unless suspended or revoked by order of the City Fire Marshal's Office

MAXIMUM NUMBER OF PATRONS AND STAFF ALLOWED IN THIS SPACE:

49

ADDRESS AND BUSINESS NAME:

135 Pearl Street
The Grey Jay

Burlington Code of Ordinances, Chapter 23 Section 13-46

*This certificate does not replace the Certificate of Occupancy issued by the Department of Public Works - Inspection Services Division for this building.

Assistant Fire Marshal, Philip J. Edgerley

ISSUING FIRE OFFICIAL







