FOR SALE / LEASE

DOWNTOWN BURLINGTON COMMERCIAL INVESTMENT & RETAIL OPPORTUNITY

131 Main Street, Unit C-1, Burlington, Vermont



The Trattoria Delia and former What Ales You spaces present a distinctive commercial opportunity in the historic Vermont House in downtown Burlington. Totaling approximately 6,880 square feet, the property is offered for sale together or individually. The 4,427± SF restaurant space is currently leased to Trattoria Delia and is offered subject to the existing lease and tenant renewal rights. The 2,453± SF former What Ales You space is offered for sale or lease and presents an opportunity for a new retail or commercial concept, with its existing bar configuration providing an additional option for a compatible operator. Together, the spaces offer a combination of existing restaurant tenancy and the opportunity to reposition the former bar space. Future owner-occupancy or re-leasing of the restaurant space may be possible if the tenancy ends.

SIZE: 6,880± SF total, comprising the 4,427± SF Trattoria Delia space and the 2,453± SF former What Ales You space

USE: Commercial / Retail / Restaurant

PRICE: $1,100,000 for the entire condominium; $750,000 for the Trattoria Delia space; $395,000 for the former What Ales You space.

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

VT COMMERCIAL

For more information, please contact:

JOHN BEAL

802-598-1168

jb@vtcommercial.com

208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

www.vtcommercial.com

ADDRESS: 131 Main Street, Unit C-1, Burlington, VT 05401. Trattoria Delia street address: 152 St. Paul Street.

AVAILABLE: Former What Ales You space by arrangement. Restaurant real estate offered subject to an existing lease with renewal option (January 1, 2027); future occupancy availability is contingent on the tenancy ending March 31, 2027.

PARKING: On-street and nearby public parking

Located near the intersection of Main and St. Paul Streets, the property benefits from proximity to Church Street Marketplace, City Hall Park, the Flynn and the Lake Champlain waterfront. Investment in the surrounding streetscapes further enhances the location through improved pedestrian connections, public spaces and access throughout downtown.



DOWNTOWN BURLINGTON COMMERCIAL INVESTMENT & RETAIL OPPORTUNITY

Property Highlights

- Historic downtown commercial condominium within the Vermont House
- Approximately 6,880± SF across two distinct commercial spaces
- 4,427± SF restaurant space currently leased to Trattoria Delia
- Restaurant sale subject to the existing lease ending March 31, 2027 and tenant renewal options January 1, 2027.
- 2,453± SF former What Ales You space available for sale or lease
- Entire condominium or individual spaces offered for purchase
- Opportunity to reposition the former bar space for retail or another compatible commercial use
- Potential future restaurant leasing or owner-occupancy opportunity, contingent on the tenancy ending
- Downtown location near Main and St. Paul Streets
- Distinctive historic character and established local recognition
- Walking distance to Church Street Marketplace, City Hall Park and the Flynn
- Convenient access to the Lake Champlain waterfront and South End
- Nearby public parking and on-street parking
- Benefits from investment in downtown streetscapes and pedestrian connections
- Offered together at $1,100,000, or individually at $750,000 and $395,000



Burlington Vermont

Burlington is Vermont's largest city and a regional center for employment, education, healthcare, shopping, dining and tourism. With approximately 44,000 residents, the city serves a substantially broader market that includes surrounding Chittenden County communities, regional employees, university students and year-round visitors. The University of Vermont, UVM Medical Center and Champlain College contribute to the region's economic activity and support demand for local businesses, services and hospitality.

Downtown Burlington combines a concentration of restaurants, independent retailers, hotels, entertainment venues and residential neighborhoods within a compact, walkable setting. Church Street Marketplace, City Hall Park, the Flynn and the Lake Champlain waterfront provide complementary destinations that draw both local customers and visitors. Seasonal festivals, performances, waterfront recreation and college-related travel contribute additional activity throughout the year.

The property occupies a strategic position along the Main Street and St. Paul Street





corridors, connecting Burlington's downtown commercial district with the waterfront and South End. The City's Great Streets investments emphasize wider sidewalks, improved crossings, bicycle facilities, landscaping and more welcoming public spaces. These improvements strengthen connections between downtown destinations and support the long-term appeal of storefront locations along these corridors.

For retailers and hospitality operators, the location offers access to several overlapping customer groups: downtown residents, office workers, students, hotel guests, theater patrons and waterfront visitors. This combination supports a range of commercial concepts within one of Vermont's most recognizable downtown markets.

ZONING

The property is an existing commercial condominium with restaurant and former bar uses. Proposed retail, restaurant or other commercial uses, alterations and any separate conveyance of the spaces are subject to applicable City of Burlington approvals and condominium requirements. The specific zoning district designation remains to be confirmed.








EXIT

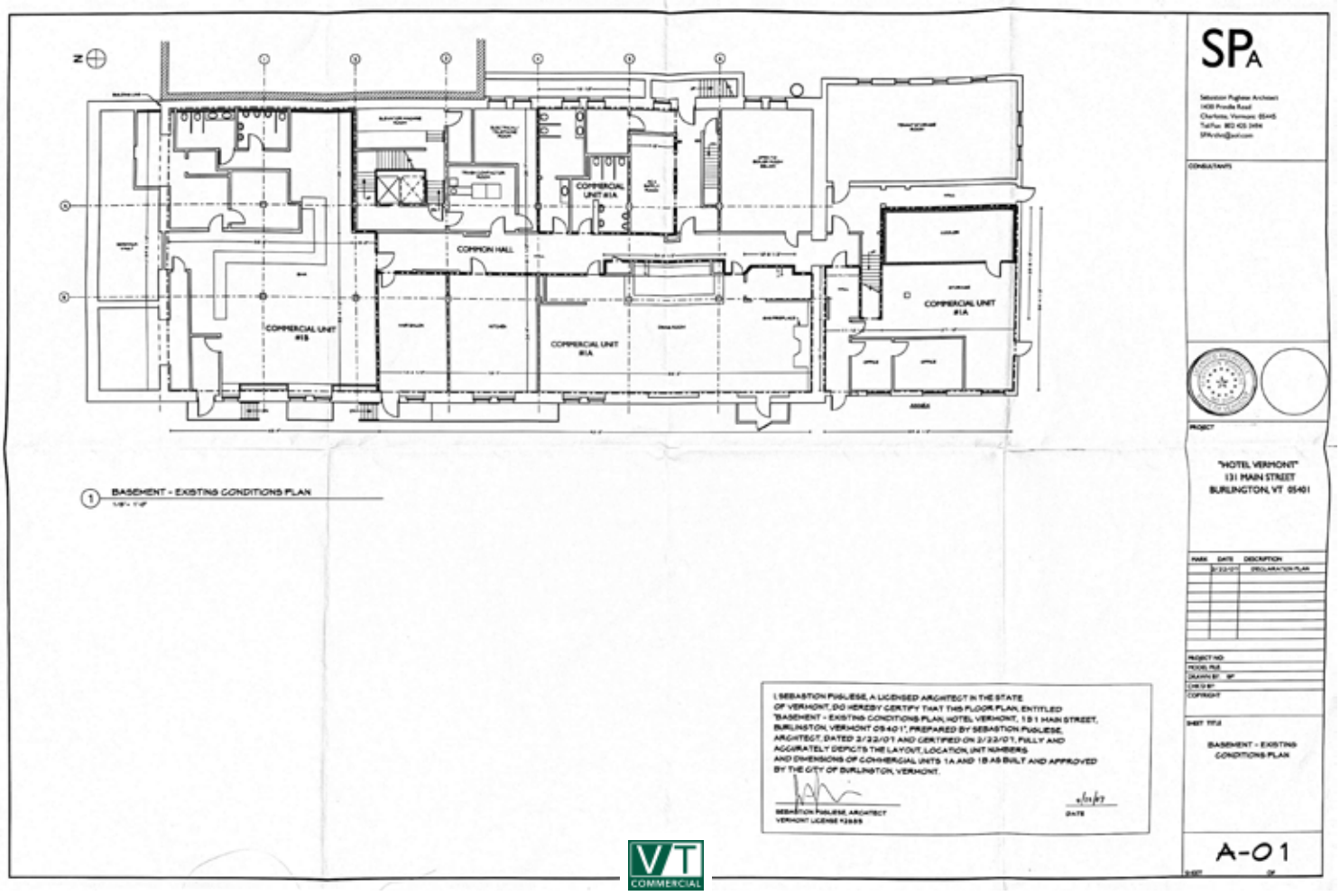











N
COMMERCIAL UNIT #1B
COMMON HALL
COMMERCIAL UNIT #1A
COMMERCIAL UNIT #1A
COMMERCIAL UNIT #1A
1 BASEMENT - EXISTING CONDITIONS PLAN
SPA
"HOTEL VERMONT"
131 MAIN STREET
BURLINGTON, VT 05401
A-01

049 Sheet	3 Lot	095 Unit#	005 Bldg#	049-3-095-005 Parcel ID	Building Location 131 MAIN ST, Unit C-1	BURLINGTON, VT

Card: 1 of 1

	Total Card	Total Parcel
APPR	1,161,300 /	1,161,300
USE + IMP	1,161,300 /	1,161,300
USE LAND	1,161,300 /	1,161,300
ASSESSED	1,393,560 /	1,393,560

PROPERTY LOCATION
131 MAIN ST, Unit C-1
BURLINGTON, VT 05401

OWNERSHIP
DELIA PROPERTIES LLC
80 HAYMAKER ROAD
CHARLOTTE, VT 05445-0000

Occ	C	Type	DID DISTRICT

PREVIOUS OWNER
DELIA PROPERTIES LLC
80 HAYMAKER ROAD
CHARLOTTE, VT 05445-0000

NARRATIVE DESCRIPTION
This parcel contains 0.00000 SF of land mainly classified as Comm Condo It has 1 building(s) first built in 1900 with a total of 7,319 square feet. There are 3commercial unit(s), 7 Half Baths.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	B	.00000
Util 2		Dis 2	SH	.00000
Util 3		Dis 3	SN	.00000
Census		Zone 1	FD5	100
F. Haz		Zone 2		
Topo		Zone 3		
Street				
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
CC	1,161,300	0	0.00	0	1,161,300
Building Total	1,161,300	0	0.00	0	1,161,300
Parcel Total	1,161,300	0	0.00	0	1,161,300
Source	2 - Inc (appr)	Tot Val SF/Bld	158.67	Tot Val SF/Prcl	158.67

LEGAL DESCRIPTION

Lot Size	
Total Land	0.00
Land Unit Type	SF

PREVIOUS ASSESSMENTS
Property ID: 7325

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	ABST	CC	1,161,300	0	0	0	1,161,300	1,393,560		05/01/2026
2025	FV	CC	1,161,300	0	0	0	1,161,300	1,393,560	2025/LDS 06/19/25 1:12:19 F	06/19/2025
2024	FV	CC	1,161,300	0	0	0	1,161,300	1,393,560	2024/LDS 06/14/24 11:54:51 /	06/14/2024
2023	FV	CC	1,161,300	0	0	0	1,161,300	1,393,560	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	CC	1,161,300	0	0	0	1,161,300	1,393,560	2022/LDS 08/25/22 10:15:25	08/25/2022
2021	FV	CC	1,161,300	0	0	0	1,161,300	1,393,560	DS Patriot Support	01/11/2022
2020	FV	CC	771,900	0	0	0	771,900	926,280	post BOA	06/23/2020
2019	FV	CC	771,900	0	0	0	771,900	926,280	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
DELIA PROPERTIES LLC	999-142	DC	05/08/2007	0	No		9	6TH AMENDMENT TO DECLARATION OF COND
FED INC	777-257	WD	01/03/2003	650,000	No		3	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
08/22/2025	ZP-25-448	Zoning	200	10/16/2025	CLOSED		Remove existing sign	
08/13/2025	ZPS-25-40	oning Permit - Sign		08/21/2025	CLOSED			
01/03/2018	2018 255714 0000	Electrical	1,500		A		Trattoria Delia: Reloc	
03/29/2017	2017 244971 0000	Electrical	250		A		Remove two old outle	
12/14/2016	2016 236756 0000	Plumbing	5,000		A		Install new plumbing	
12/07/2016	2016 236755 0000	Electrical	2,000		A		Remodel an existing	
11/18/2016	2016 236754 0000	Building	8,250		A		Specific to VT Fire &	
11/18/2016	2013 176481 0000	Building	3,000		A		Projecting sign & awr	
01/08/2014	2014 180221 0000	Electrical	1,000		A		Trattoria Delia: Rewi	
12/13/2013	2013 178710 0000	Electrical	400		A		Rewire for replaceme	
09/24/2013	2013 175276 0000	Fire Sprink	500		A		Extend (1) sprinkler h	

ACTIVITIES

Date	Result	By
11/16/2019	REVL	

Patriot Properties Inc.

User Account	17325
GIS Coord 1	313592720888.00000000
GIS Coord 1	
Insp Date	11/16/2019
Print Date / Time	5/8/2026 6:35 pm
Last Date / Time	6/14/23 3:49 pm
	BURLINGTON\jturner

USER DEFINED

RAD:	270
OLD PID:	062030
State District:	3-03
CAD:	510
SPAN:	114-035-17325
Accessory Dwl	
PriorID1c	00
PriorID2c	00
PriorID3c	00
Assessor Map	049-3-095-000

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L V	Juris	I Ft	Assessed	Notes
CC	Comm Condo	1	0		SF	SITE	1		100	0	510	1								0			0		1	0	
Total AC/HA			0.00	Total SF/SM		0.00	Parcel LUC	CC - Comm Condo		P. NBC Desc	CBD		Tot	0	Tot	0	Tot	0								

Disclaimer: This Information is believed to be correct but is subject to change and is not guarante

Parcel ID 049-3-095-005

Exterior Information

Type	073 - CONDO OFF EL		
Stry Hght	1 - One Sty		
(Liv) Units	0	Tot	3
Found	BS - BRICK/STONE		
Frame	B - FireResistGD		
P. Wall	BR - BRICK		
Sec Wall			0
Roof Str	FL - FLAT		
Roof Cvr	RM - RUBBER MEMB		
Color			
View			
Shape			
Bld Name			

General Information

Grade	G+ - GOOD PLUS		
Year Blt	1900	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	11.00		
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	C - CONCRETE BMT		
Sec Floor	CT - CERAMIC TI	20%	
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	G - GOOD		
Insulation	G - GOOD		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HA - HOT AIR		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	100

Condo Information

Location	O - OTHER
Tot Units	
Floor	L - LOWER LEVL
% Own	7
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	7	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

Kitchens	2	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV	30
Functional		
Economic		
Special		
Override		
	Total	30%

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcl Total			

Remodeling

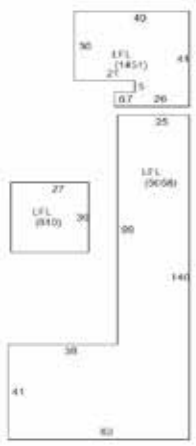
Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	1970

Calc Ladder

Base Rate	84.10	Depr	538,568
Size Adj	1.00000	Depr'd Total	1,256,658
Con Adj	1.19400	Juris Ft.	1.0000
Adj Prc	$100.42	Spec. Features	$0
Grade Ft.	1.38000	Lump Sum	
Other Feat	$97,846	Final Total	$1,256,700
NBH Mod	1.0000	Override Val	
NBC Infl	1.6700	Assmnt Ft.	1.2000
LUC Ft.	1.0000	Assessed Val	$1,508,040
Adj Tot (RCN)	1,795,226	Total $/SF	$206.04
Depr %	30%	Undepr $/SF	138.57960

Comments
CONDO UNIT #C-1A AND 1B VERMONT HOUSE

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A	F. Area	Sz Adj A	Rate AV	Undepr Val
LFL	LOWER FL FIN	7,319	7,319	7,319	7,319	96.74	708,040
Building Totals		7,319	7,319	7,319	7,319		708,040
Parcel Totals		7,319	7,319	7,319	7,319		708,040

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
LFL	RSTB	89		GD	100
LFL	RTL	11			100
LFL	RSTB	89		GD	100
LFL	RTL	11			100
LFL	RSTB	89		GD	100
LFL	RTL	11			100

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
Building Totals					Yard Item Appr														
Parcel Totals					Yard Item Appr														

Image



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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

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

_____
Printed Name of Real Estate Brokerage Firm

_____
Printed Name of Agent Signing Below

_____
Signature of Agent of the Brokerage Firm Date