



Real Estate
Business Brokerage



EXCLUSIVELY LISTED FOR SALE

ICONIC BURLINGTON AREA RESTAURANT!

This is an extraordinary opportunity for the seasoned restaurateur to acquire one of the longest continuously operated restaurants and bar in the Greater Burlington, Vermont area. Potential buyers will need to execute a confidentiality agreement (attached) and offer proof of financial wherewithal to pursue this business further.

The offering price for this highly successful food and drink establishment is \$285,000 which includes all related furniture, fixtures, equipment, a certain commercial lease, \$15,000 of saleable inventory, the name, a non-compete covenant, and goodwill. Price is subject to change depending upon the level of inventory.

This offering is subject to errors, omissions, prior sale and change, or withdrawal without notice. Acceptance or rejection of any offer is at seller's sole discretion.

For additional information, please sign the attached confidentiality agreement and return to V/T Commercial

Contact:

Tony Blake
x 13

Johnny Beal
X11

P: 802-864-2000
F: 802-862-2440

jb@vtcommercial.com
tony.blake@vtcommercial.com
www.vtcommercial.com

186 College Street
Burlington, Vermont 05401

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



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CONFIDENTIALITY AGREEMENT FOR BUYER(S)

In connection with the possible purchase by you of the following business ("Business")

A CERTAIN RESTAURANT BUSINESS REPRESENTED BY V/T COMMERCIAL

V/T Commercial, Inc. will provide you information regarding the Business.
In consideration of receiving this information, undersigned agrees to do the following:

1. The fact that the Business may be available for sale will be treated confidentially.
2. Any information received about the Business will be treated confidentially. All visits and showings will be in the presence of a V/T Commercial broker.
3. Any information received about the Business will be used solely to make a decision about a possible purchase.
4. Any information received about the Business will be disclosed only to those persons directly involved in a possible acquisition - such as (potential) partner(s), attorney(s), accountant(s), banker(s), appraiser(s), etc.
5. The name(s) and relationship(s) of any person(s) to whom any information about the Business is disclosed will be provided to V/T Commercial.
6. If undersigned decides not to pursue the purchase of the Business, undersigned will advise V/T Commercial of this fact and deliver to V/T Commercial all information furnished without keeping copies.
7. All requests for information, inquiries and offers by undersigned to purchase the Business referred to above, which is presented by V/T Commercial, will be made solely through V/T Commercial.
8. The undersigned further agrees that it will not interfere with any operations of the Business through the use of any information or knowledge acquired under this agreement.
9. It is understood that any information provided by V/T Commercial is believed accurate but is not warranted. The information about this Business is subject to errors & omissions and withdrawal without notice.

If you are in agreement, please indicate your acceptance by signing your name below.

Signature

Date

Name (please print or type)

Email address

Address, City, State, Zip

Phone Number

186 College Street, Suite 300
Burlington, Vermont 05401
802.864.2000