



Highly Acclaimed and Award Winning Restaurant For Sale!

The Kitchen Table Bistro

Just off Exit 11 Interstate 89, Richmond, VT

After 12 years of outstanding culinary creations, exceptional wines, spirits and service, the owners of the upscale Kitchen Table Bistro have decided to take a break along life's path to enjoy finer times with family and friends.

This presents an excellent opportunity for the restaurant savvy entrepreneur to purchase this turnkey location, inherit the trade name, recipes, clientele and continue to build upon a true treasure of dining excellence.

With manicured lawns and beautiful perennial garden's this historic farmhouse has been meticulously refurbished, maintained and is spotless throughout. A professionally designed kitchen and full service bar with inclusive dining area graces the interior layout with plenty of storage for those fine wines in the lower level cellar.

Crisp white tablecloths welcome patrons into one of four romantic, warm, ambiance filled dining enclaves ensuring the perfect setting for small or large parties alike offering a total of 129 seats. In the summertime the new outdoor patio with 30 additional seats beckons all, surrounded by beautiful flowers and of course, Vermont's renowned fresh air!

The property has a two bedroom apartment for your off hour living, staff housing or as is currently used, the business office. This turnkey restaurant is for sale all-inclusive, with the option to lease or purchase the property.

Don't miss out on this Outstanding Opportunity to own a coveted Chittenden County Landmark Restaurant! Please call for more information, pricing, financial performance and equipment inventory list. A signed Confidentiality Agreement will be required for all qualified buyers.

Contact: Brad Worthen - 802-864-2000 X16

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186 College Street, Burlington, Vermont 05401
Information contained herein is believed to be accurate, but is not warranted.
This is not a legally binding offer to sell or lease.





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