



COMMERCIAL

Real Estate
Business Brokerage

Richmond Investment Real Estate & Turn Key Restaurant Package

39 Bridge St, Richmond, VT



EXCLUSIVELY LISTED FOR SALE

Real Estate

Total Sq Ft: 4,800 +/- 2 levels plus basement

Land: .015 acres

Year Built: 1910

Zoning: Village Commercial

Use: Restaurant - 2,400 sf
Office 2 - 598 sf
Office 3 - 1,052 sf

Water/Sewer: Municipal

Price: \$430,000

Restaurant Package

Seating: Inside: 58, Outside 12

Square Feet: 2,400 +/-

FF&E: Complete restaurant equipment & fixture package including: stainless hood and fire suppression, walk in coolers, commercial dish washer, small wares and much more.

Front of house includes: custom bar and bar back, all tables chairs, hardwood floors, tin ceilings, handicapped restrooms, etc.

Price: \$150,000

Contact:

Bill Kiendl x12
Johnny Beal x11

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

bk@vtcommercial.com
jb@vtcommercial.com

186 College Street
Burlington, VT 05401

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

BUILDING DETAIL

Type:	Mixed use restaurant / office
Total Square Feet :	4,800 on 2 levels
Age:	CIRCA 1910
Construction:	Two Story, Wood Frame Basement Full unfinished basement
Access:	Restaurant has front & back entrances Upstairs has two means of egress
Heat:	1st Floor: Gas fired hot air 2nd Floor: Gas fired direct vent units
Septic:	Municipal
Parking:	Abuts municipal parking lot.



CONFIDENTIALITY

With respect to the owner and the nature of the business, it is requested that all information regarding the sale of the Restuarant be kept confidential.

Any and all inquiries should be directed to Bill Kiendl or John Beal of V/T Commercial at (802) 864-2000.

All information contained herein has been provided by representatives of the company and is believed accurate but is not warranted by V/T Commercial. All potential investors are encouraged to seek professional advice when reviewing this material.

It is recommended that all prospective purchasers use any financial projections as guidelines only, and that they formulate their own projections based upon their own methods of evaluation.

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.



All furniture, décor, and wares included!

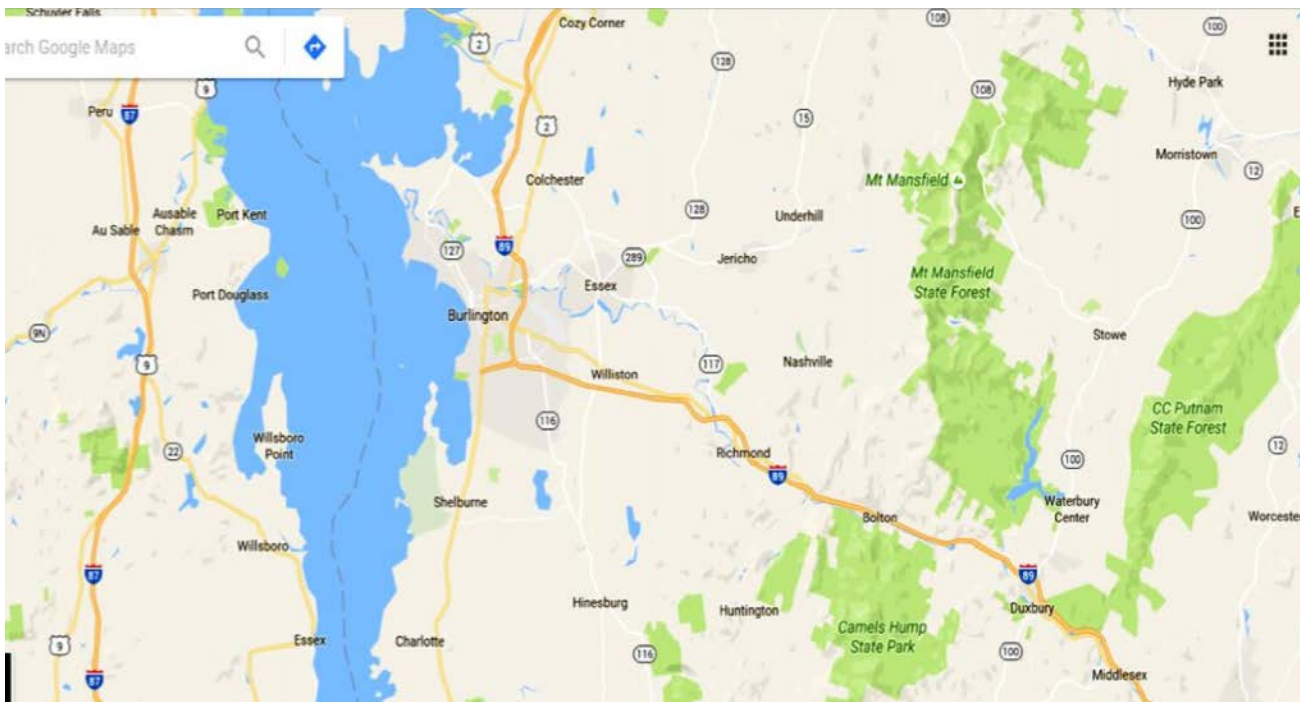


Two
Baths



ABOUT RICHMOND, VERMONT

Located in the western foothills of the Green Mountains on the eastern edge of the Lake Champlain valley, Richmond offers the feel and aesthetic of a quintessential Vermont town. The Winooski River bisects the town of 4,090 residents from east to west, as does Interstate 89, the New England Central Railway and U.S. Route 2. The Town, organized in 1794, is home of the Round Church, a 16-sided meetinghouse built in 1813 that is recognized as a National Historic Landmark. Conveniently and centrally located between Burlington, are ski resorts, and the state capital, Montpelier, Richmond is considered one of the best places to live and work in Chittenden County!





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*