

FOR LEASE

HIGH VISIBILITY CHURCH STREET RETAIL FOR LEASE

87 Church Street, Burlington, VT



Located in the historic Howard Opera House building on Church Street, on the block in between College and Bank Streets, this 2,421 SF retail space offers a prominent high visibility location, hardwood floors, incredible display windows, and a beautiful storefront. Currently occupied for the past decade by 10,000 Villages, the space offers high ceilings, exposed brick, spiral duct work, and an incredible retail environment. There is a convenient rear loading/shipping/delivery area, a breakroom/office, and a private bathroom in the rear of the space, as well as some backroom storage. Perfect layout for retail area in front. Available February 1, 2025, and priced aggressively. This is one of the best retail spaces on Church Street.

SIZE:

2,421 +/- SF

USE:

Retail, restaurant, office, service retail

PRICE:

\$35.00/SF, NNN (\$16.97/SF), plus 6% rent over natural breakpoint

AVAILABLE:

February 1, 2025

PARKING:

On street, or in nearby parking garages

LOCATION:

Church Street Marketplace, 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:

YVES BRADLEY

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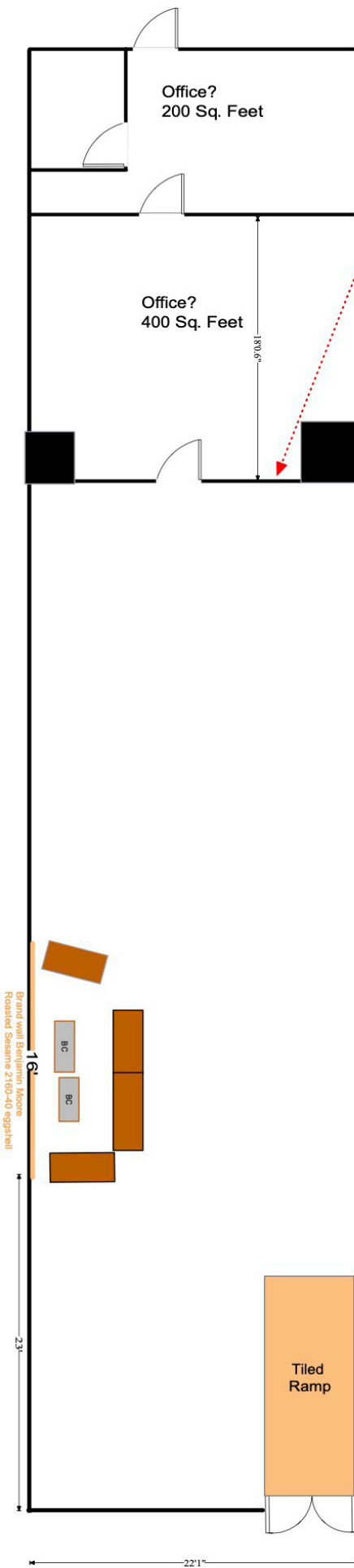
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- Scope of work:
- Add back wall with door to create office.
 - Remove builtins.
 - Add slatwall on all retail walls, back room and office walls.
 - Paint retail space.
 - Install exterior signage.
 - Add railing to front ramp.
 - Clean wood floor.

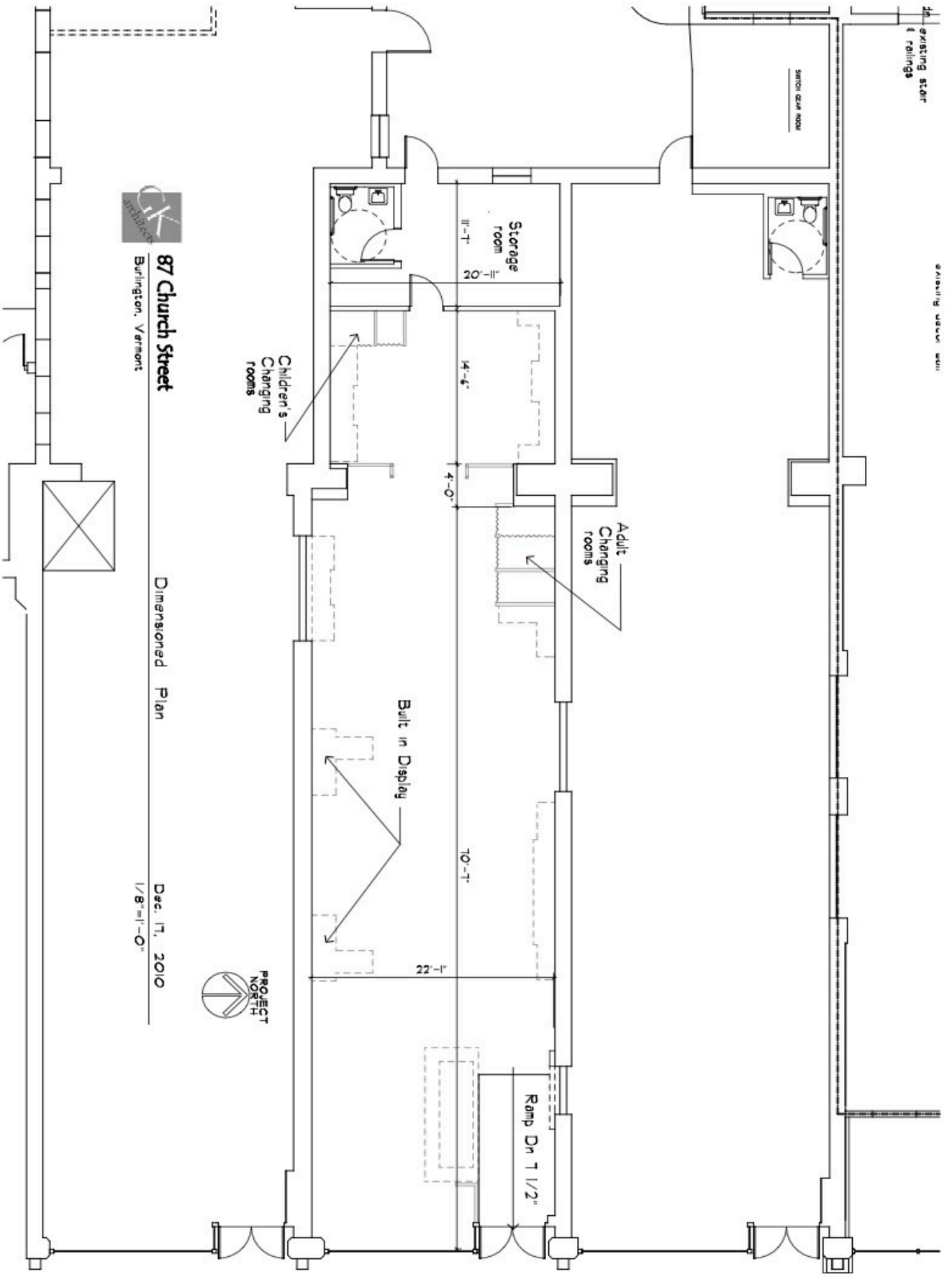
Last update: 3/7/2011

□ = 1 foot

1562 retail sq ft

Burlington






87 Church Street
 Burlington, Vermont

Dimensioned Plan

Dec. 17, 2010
 1/8"=1'-0"



CHURCH STREET

