

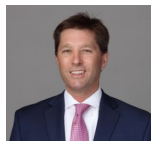
RESTAURANT SPACE FOR SALE - BURLINGTON, VERMONT



Pascolo Ristorante is relocating and their current lease space with leasehold improvements, FF & E and assignable lease. Exciting opportunity!!



65 Main Street, Suite 202
Burlington, Vermont 05401
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Steve Donahue
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RESTAURANT SPACE FOR SALE - BURLINGTON, VERMONT



Turn Key Restaurant Space for Sale

HIGH GROSING RESTAURANT SPACE ON CHURCH STREET MARKETPLACE!

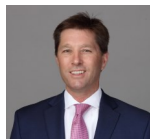
Rare opportunity to take over a fully refurbished high end finished restaurant space on one of Burlington's premier dining corners! The former Three Tomato's and now Pascolo Ristorante restaurant space at the corner of Church and Bank is now AVAILABLE!

Operating continually since 1981, the current operators success in this location has them moving to bigger digs! Great opportunity to acquire existing furniture, fixtures & equipment along with hugely valuable leasehold improvements! An exceptional well maintained turn-key opportunity in the heart of the thriving Church Street Marketplace. Your patrons can dine inside with to enjoy the open kitchen concept, vaulted ceilings, exposed stone and brick walls and arches along with the many seating choices or outside on the Marketplace covered by a retractable awning when needed. A list of assets and relevant materials to be made available to qualified buyers.

Restaurant Size—	5,033 SF
Seating Capacity-	102 interior with 20 on Church Street Marketplace (Total 120)
Availability -	Late 2022 to early 2023
Parking—	Public parking on street, in public and private lots
Confidentiality—	Nondisclosure Agreement required
Sale Price -	\$395,000 for the leasehold improvements, listed equipment, and assignment of lease.



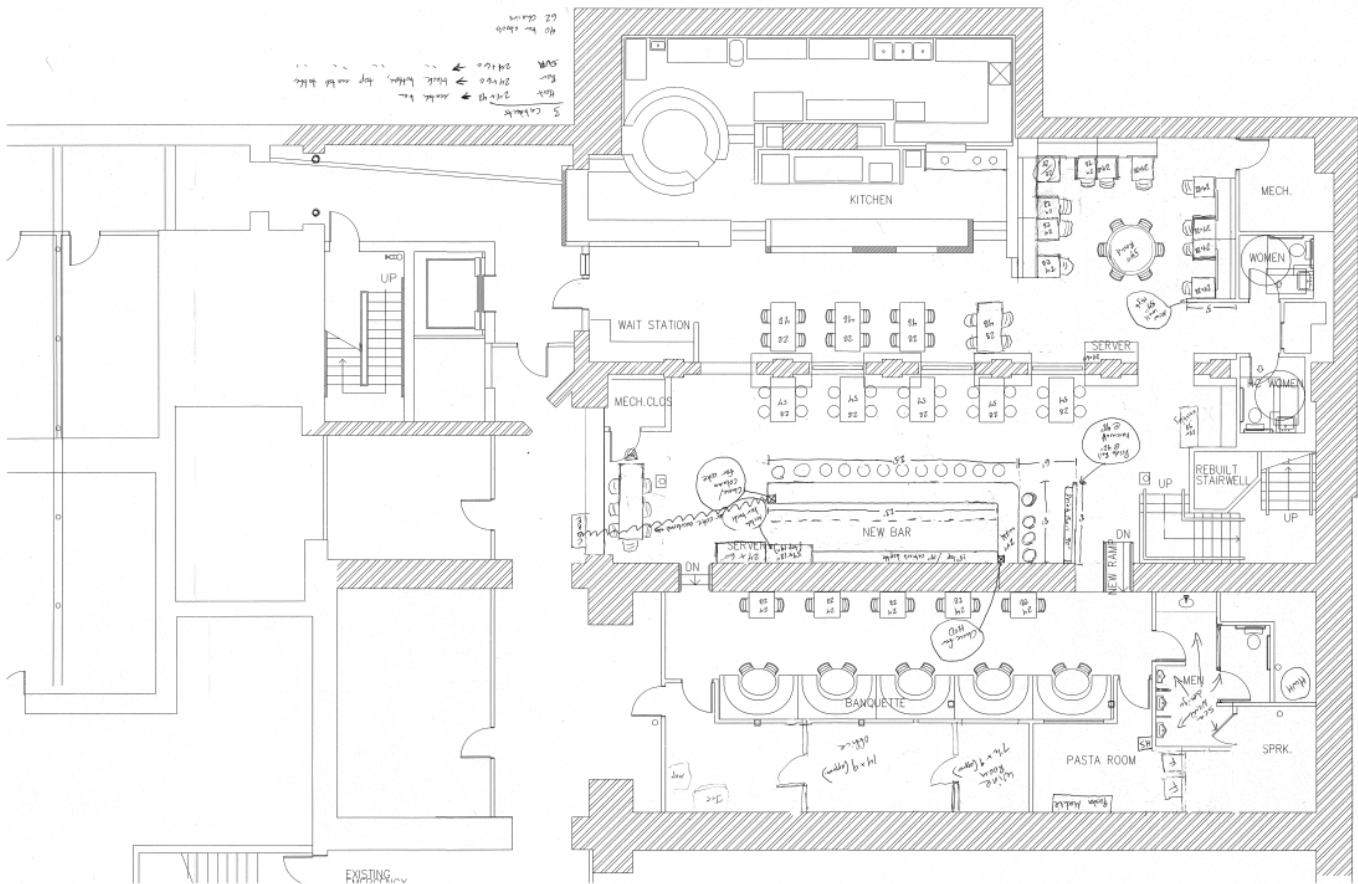
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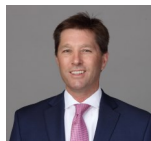
Floor Plan—Open kitchen concept with choice of bar seating, booths, small nooks and free standing tables to combine for larger parties.



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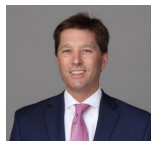
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➤ *Wood fired and ready for your concept!*



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RESTAURANT SPACE FOR SALE - BURLINGTON, VERMONT

On the award winning Church St. Marketplace



free people

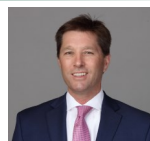


Church Street Marketplace is a vibrant and booming downtown mecca in the City of Burlington. With a surplus of existing retailers and restaurants and the planned mall redevelopment underway, it is quickly becoming a hub for tourists, students and locals alike. It is an exciting time to join the Church Street Marketplace and become part of the heart of Burlington.

With four hotels within walking distance to downtown Burlington, there is never a shortage of places to stay. Burlington is home to two universities within walking distance of downtown; University of Vermont and Champlain College, housing more than 14,000 students. With St. Michaels College and Community College of Vermont just a short drive away. Burlington also offers a vibrant night life. The historic Flynn Theater, Roxy and Vermont Comedy Club are just a few of the attractions Burlington has to offer.



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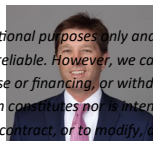
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City Place—\$225 million multi-block redevelopment



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Steve Donahue
The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the accuracy, completeness, timeliness, or any other characteristics of the information contained herein. This information is not intended to constitute an offer of any kind, and it is not intended to be used in connection with any contract of any kind. Only signed documents can be relied upon to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.
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Consumer Disclosure



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

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

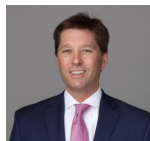
Signature of Agent of the Brokerage Firm

Date

9/24/2015



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FORMER PASCOLO RISTORANTE
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