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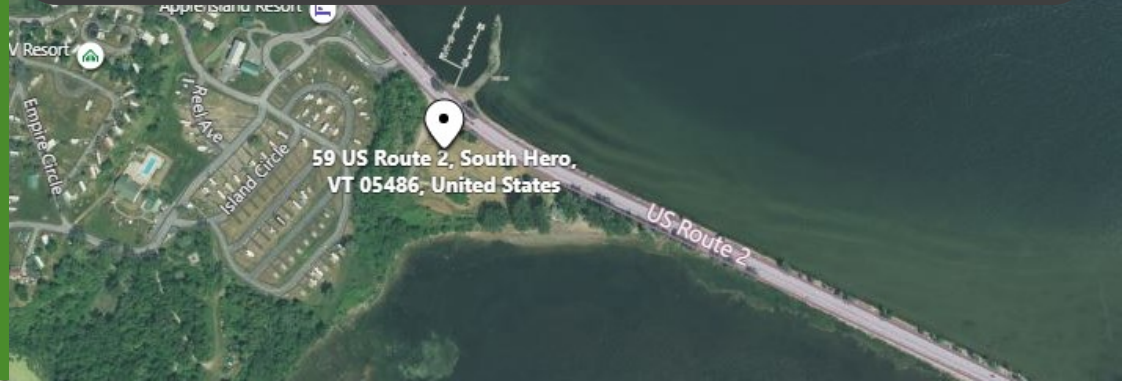
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

FOR LEASE
RESTAURANT SPACE

59 US 2
South Hero, Vermont



SUMMARY—FORMER SAND BAR RESTAURANT SITE

Available— This is a to be built custom designed restaurant with 4,438 square on first level and 1,692 square feet on the second level for a total of 6,130 square foot restaurant space with associated parking spaces on parcel that will include 8 townhouse condominiums on a spectacular 4.77 acre site.

Overview: Build to suit waterfront opportunity to include a beautifully designed two level restaurant space with outdoor decks, bar, and parking. High exposure US 2 site with waterfront and marina at your doorsteps. The former Sand Bar Restaurant was a destination location for all!!

Restaurant Space Pricing/Offerings - The lease price will be dependent on the level of fit up done by owner from basic shell to fully built out turn key restaurant with the fit up amortized into lease rate. NNN (real estate taxes, insurance, common area maintenance) and utilities to be in addition to base rent.

Water— Private drilled well.

Sewer—On site newly designed septic system.

Heat— Propane

Electric— 3 phase power service

Zoning: Shoreland District

CONTACT US



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Office— 802-862-6880

FOR LEASE/RETAIL SPACE

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PHOTOS



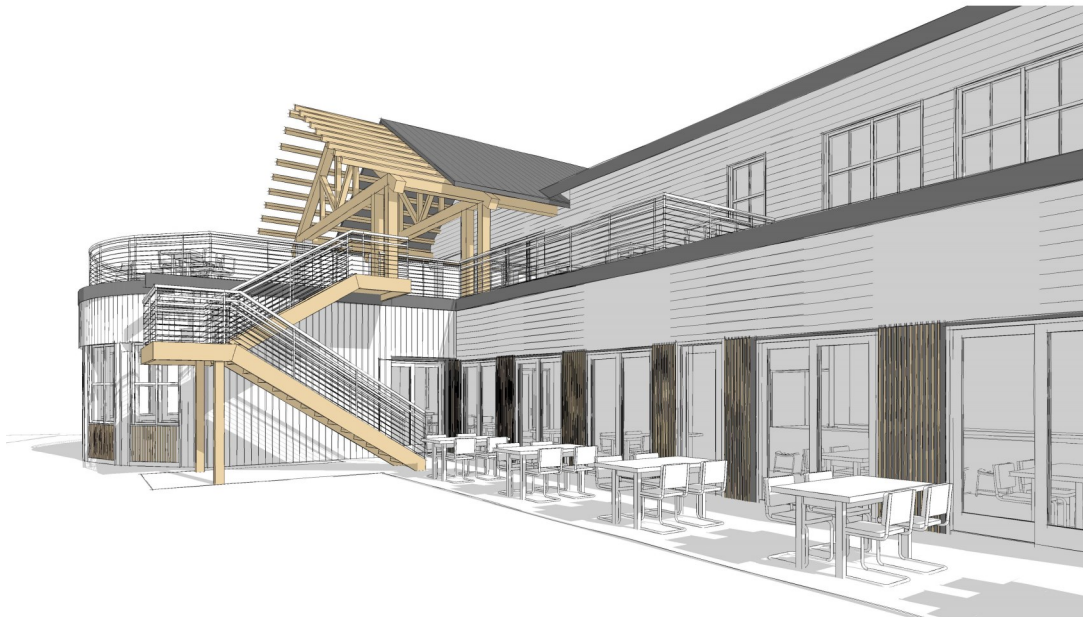
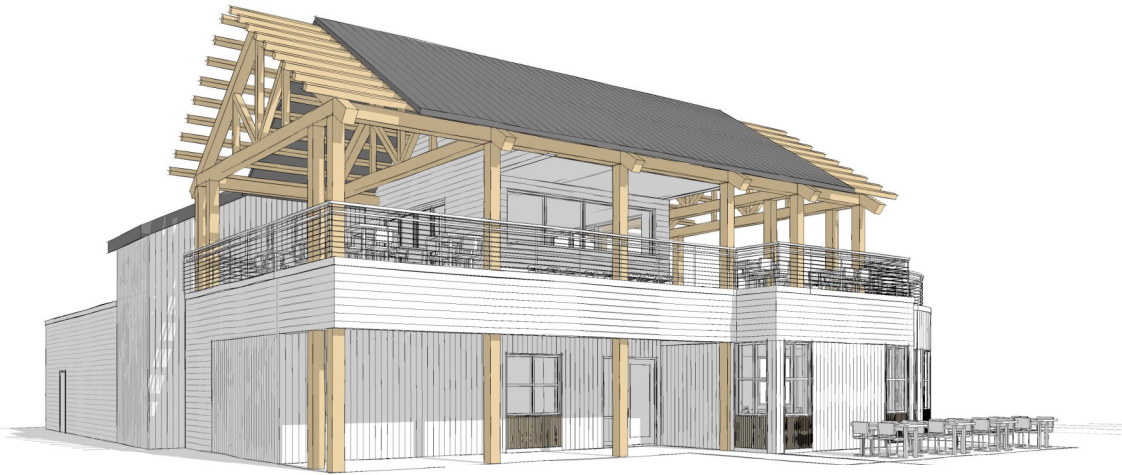


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BUILDING PLANS





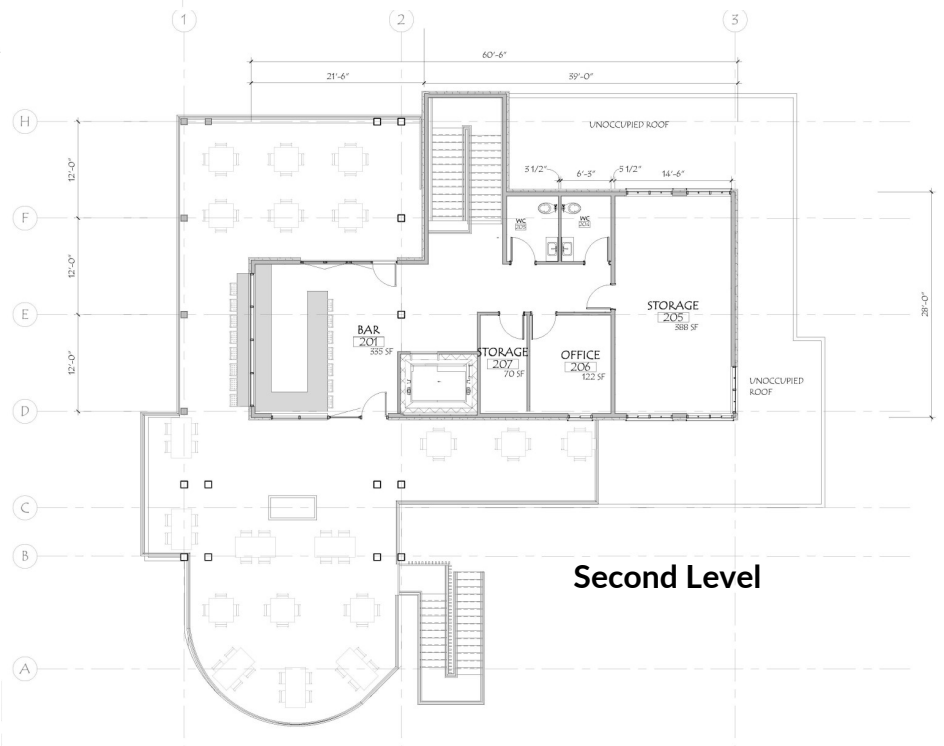
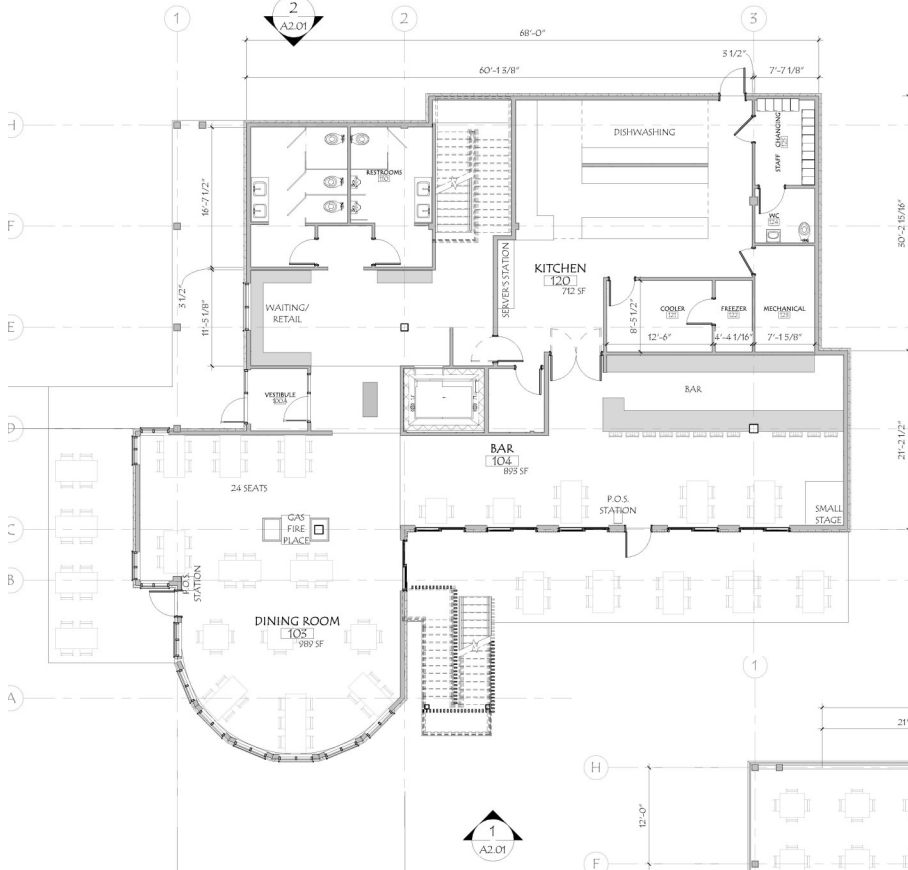
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RESTAURANT FLOOR PLAN— LEVEL 1 + 2

First Level



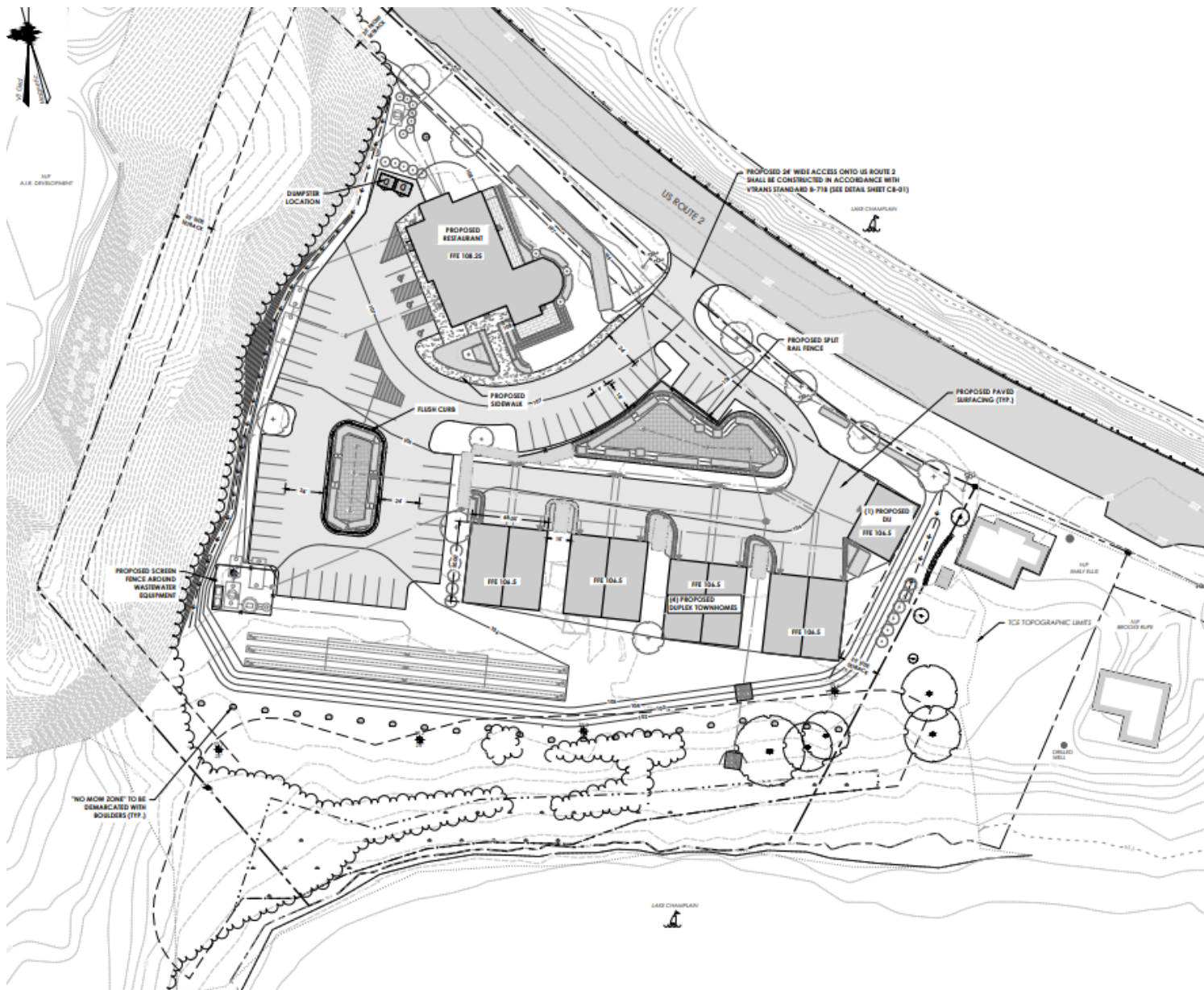
Second Level

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SITE PLAN



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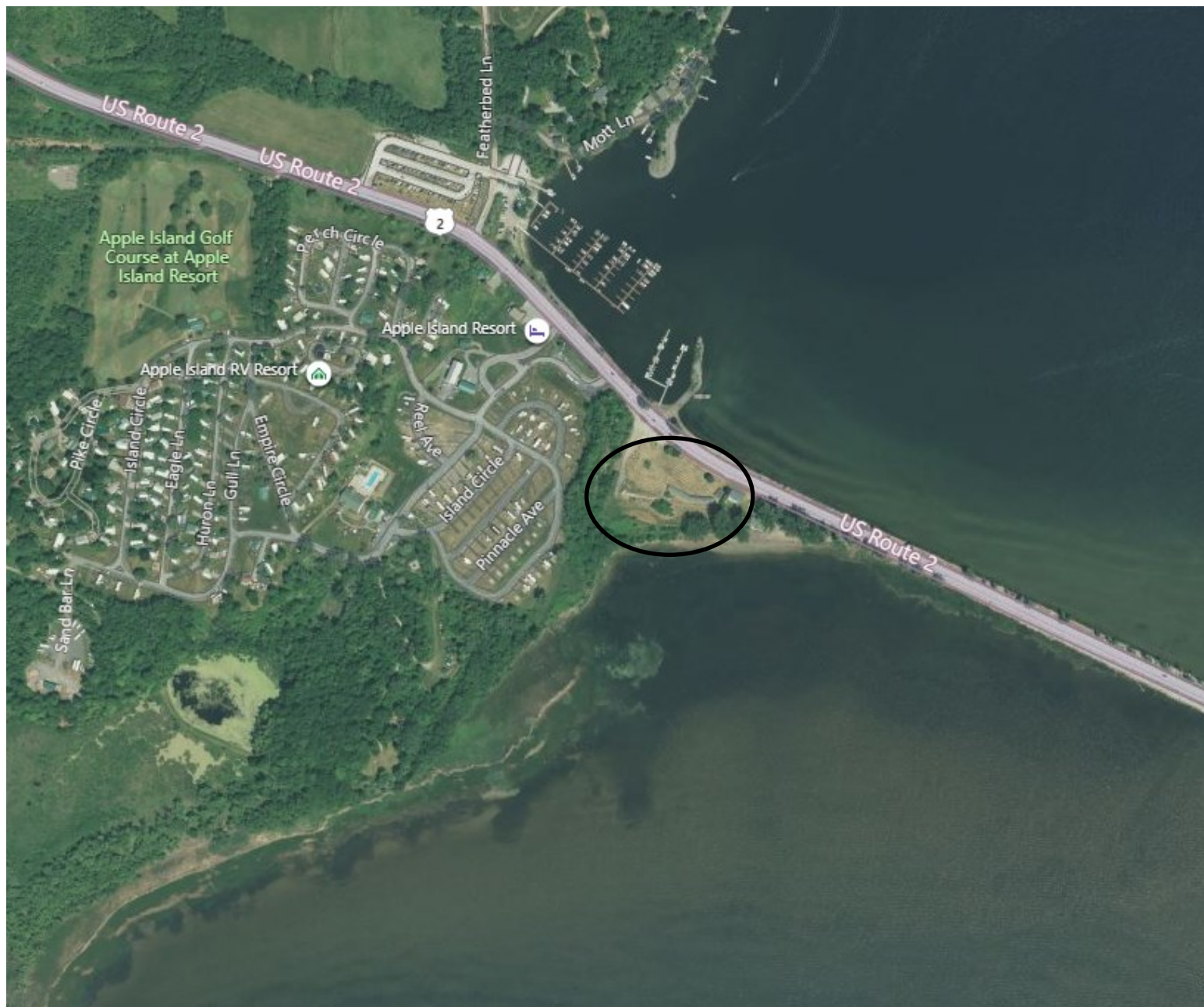


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Ariel View



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