



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

**FOR LEASE/
RETAIL SPACE**

65 Winooski Falls Way
Winooski, VT 05404



SUMMARY

OVERVIEW:

65 Winooski Falls Way is a 3,110 SF ground floor retail location within Keen's Crossing, downtown Winooski's award-winning city redevelopment project.

The Spinner Place and Keen's Crossing development has grown into a thriving retail and residential hub adjacent to Winooski Falls, the beautiful River Walk, and the Cascades and Riverhouse Luxury Apartments,

This highly visible retail location draws considerable pedestrian and automobile traffic activity, with over 30,000 cars passing through daily.

AVAILABLE: July 1, 2023

LEASE PRICE: \$5,500/mo plus utilities

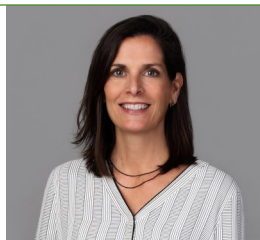


PARKING: Garage paid parking nearby and on-street parking.

ZONING: Downtown Core Zoning District.



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MEG MCGOVERN

Meg@donahueassociatesvt.com

(802) 862 -6880

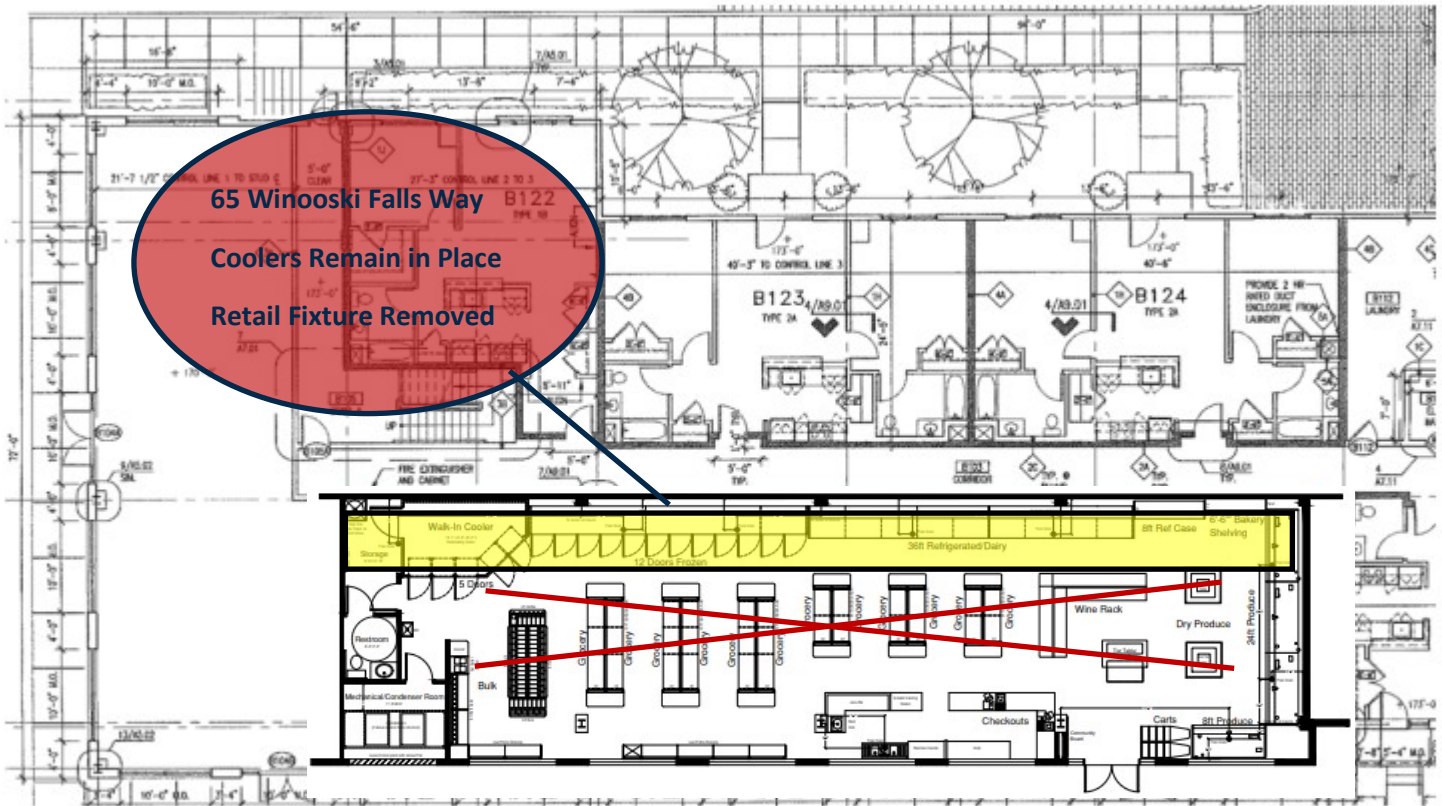


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FLOOR PLAN





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REMAINING EQUIPMENT:

- Various Bulk Bins & Trade fixtures
- Bulk Coffee Unit
- Nut grinder Unit
- 24' Hill Phoenix produce case
- 36' Hill Phoenix dairy case
- 12 door Frozen foods case
- 4 Bohn Condensing Units
- Hill phoenix custom 8'x14'x8' Walk-in





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SURROUNDING TENANTS

