



**DONAHUE**  
**ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

**FOR LEASE**

170 St. Paul Street  
Burlington VT 05401

## 1st Floor Retail Space



### SUMMARY

#### Overview:

1<sup>st</sup> floor retail space located at 170 St Paul Street, Burlington, Vermont.

Excellent opportunity for your business on St. Paul Street in the heart of beautiful downtown Burlington. This is the former location of Perky Planet Café.

#### Lease Space:

Corner of St Paul & King Street: 760 SF

#### Lease Price:

\$30.00/SF plus utilities, rent to include water.

#### Parking:

Parking \$60/month (1 space) Year 1

Metered on-street spots and paid garage parking nearby.

#### Zoning:

FD5 – Downtown Center

### CONTACT US

#### Donahue & Associates

(802) 862-6880

[www.donahuessociatesvt.com](http://www.donahuessociatesvt.com)



**Meg McGovern**

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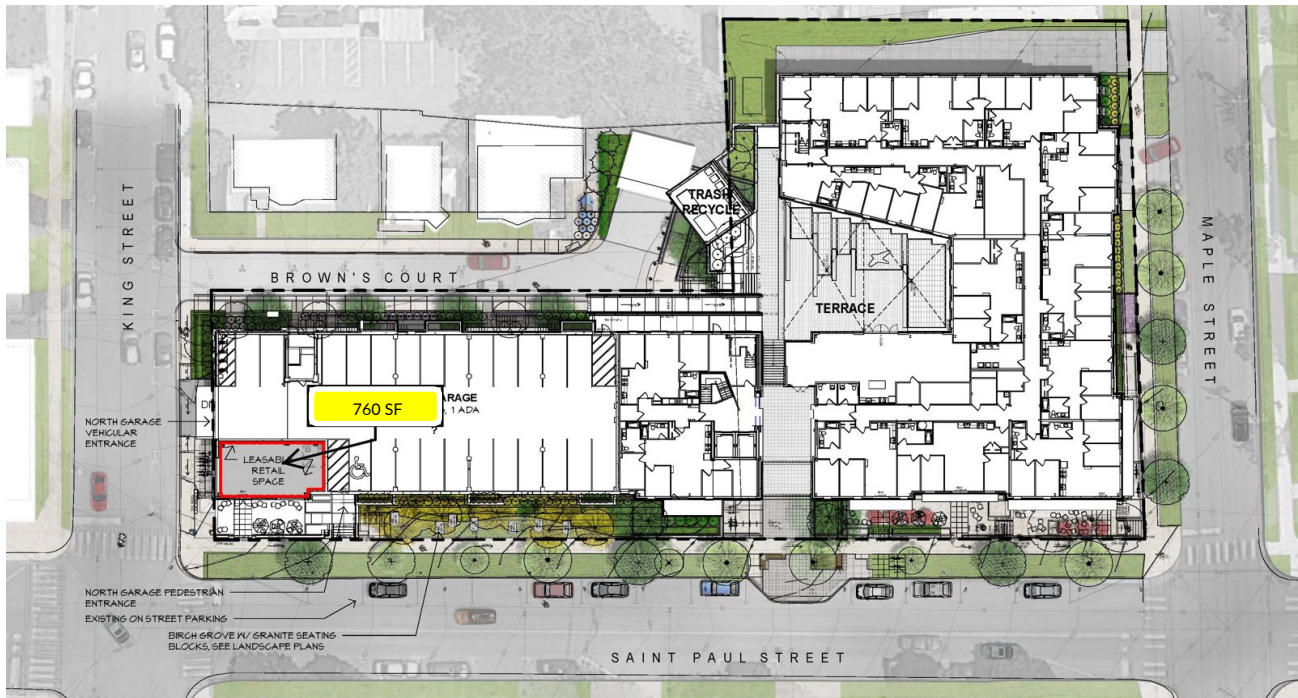
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### SITE PLAN

As part of Champlain College's Eagle's Landing Apartment Building, this corner retail space is strategically positioned for success.



**CHAMPLAIN COLLEGE**

**EAGLE'S LANDING APARTMENTS**  
ST. PAUL STREET, BURLINGTON, VERMONT  
Level 1 Overall Floor Plan with Site



**GARDNER KILCOYNE ARCHITECTS**

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 complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.

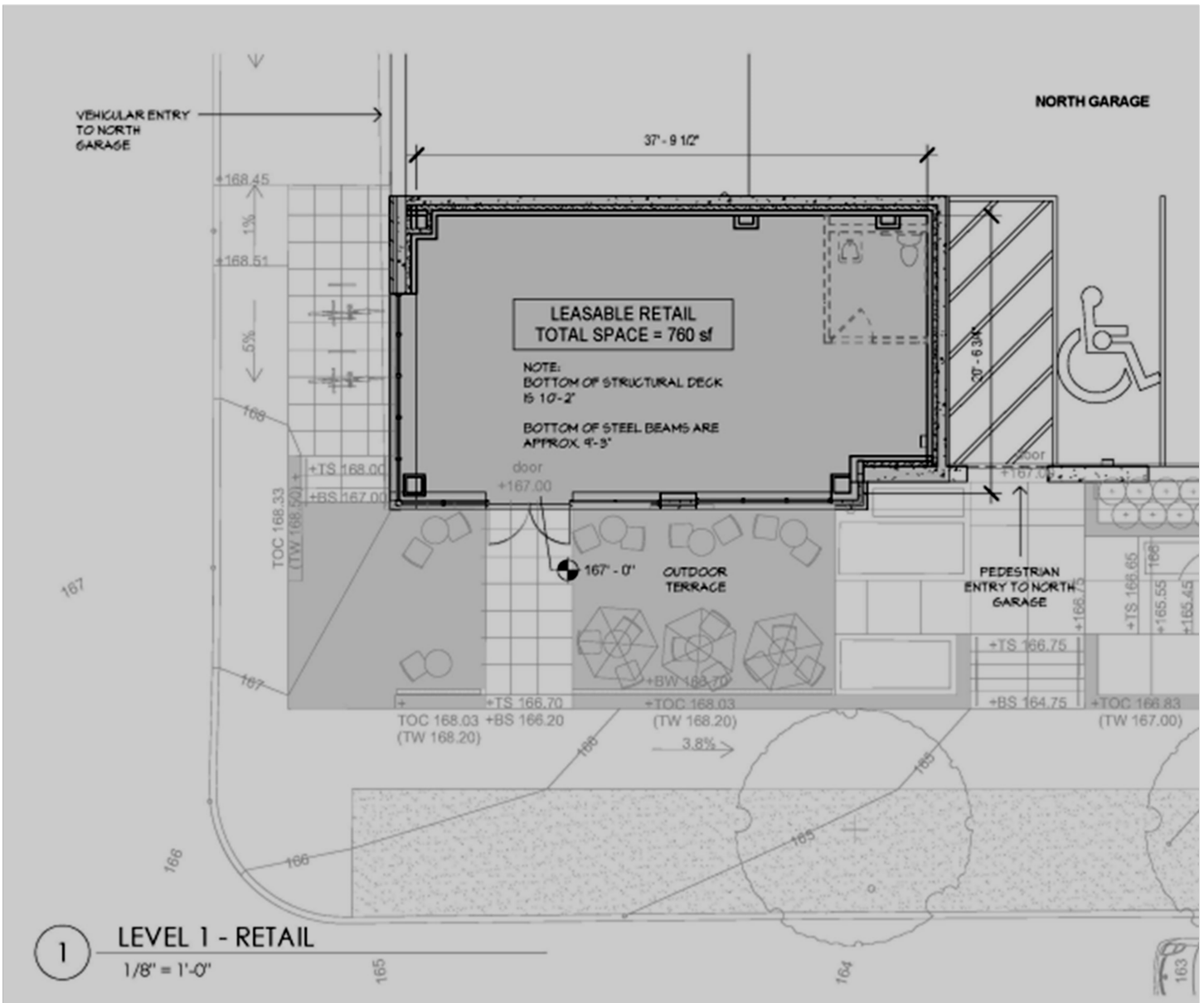


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### FLOOR PLAN



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INTERIOR PHOTOS



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