



SPEAKEASY/COCKTAIL LOUNGE

Corner of Main and St. Paul Street
Burlington, Vermont



LEASE OPPORTUNITY OVERVIEW

A legendary location to serve locally brewed beer and freshly mixed cocktails is available for a new cocktail, lounge, speakeasy or other entertainment concept.

With 2,738 square feet of space, the new operator will be able to utilize the existing bar, walk in cooler, built in booths, and two restrooms to create a concept that will attract from the many local hotels, colleges, tourists and residents.

A separate street-level entrance at the corner of Main Street and St Paul Street, the location has exposure to high foot traffic with nearby Flynn Theatre, Church Marketplace, hotels, the waterfront, and more

Lease Price - \$4,000 per month plus OPEX/Utilities



Zoning—DT (Downtown Transition).

Approved uses include, but are not limited to, bar, retail, and service businesses.

Call for a tour and more details.

CONTACT US



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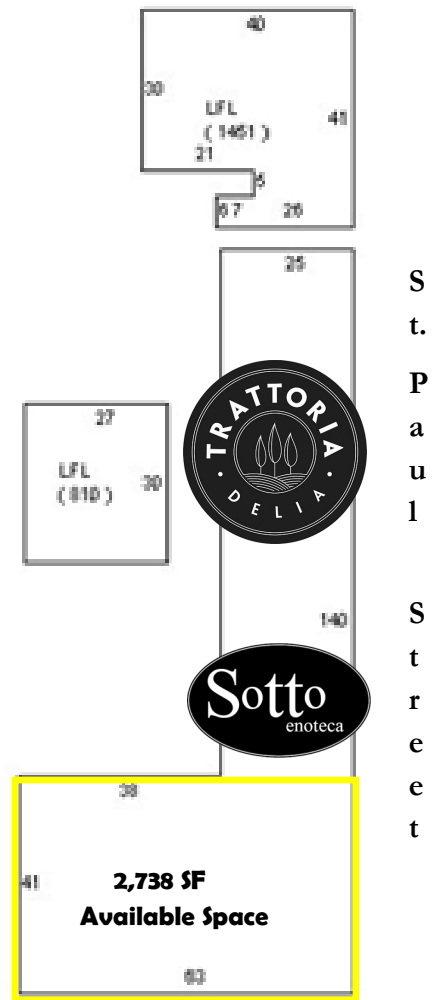
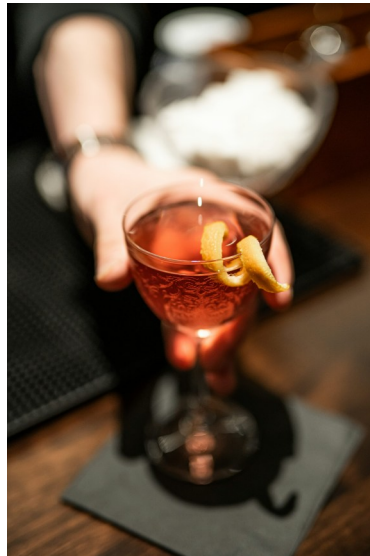


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PRIME DOWNTOWN LOCATION



The Flynn Theatre just steps away from 140 St Paul Street and **City Hall Park** across the street with both welcoming visitors regularly.



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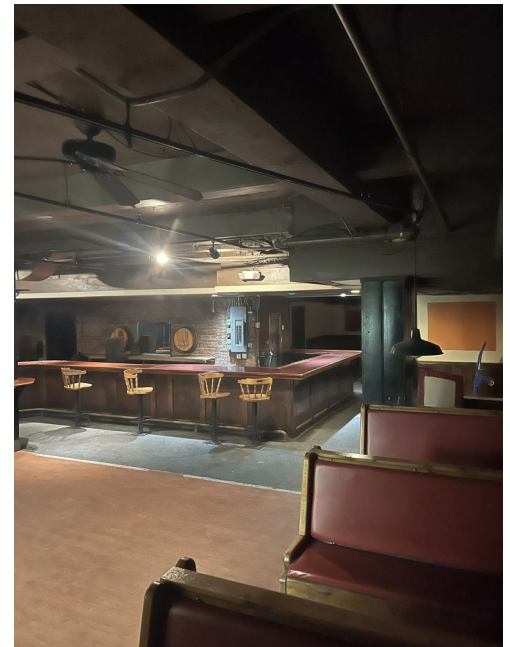
INTERIOR PICTURES



Entrance



View upon entry



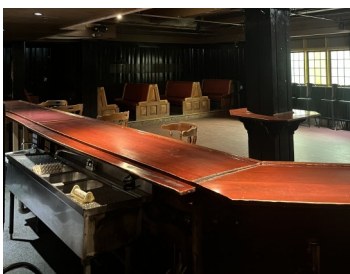
View from booth



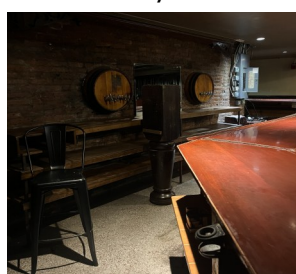
Back storage room



Electric/HVAC behind bar



Behind bar



Behind bar



**Walk-in cooler (left) + Men's & Women's
Bathrooms (right)**



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LOCATION OVERVIEW



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 be close by to the Church Street Marketplace and become part of the heart of Burlington.



Corner of Main and St Paul Street Exposure —

This prime downtown location just a two-minute walk from Church Street Marketplace and at the intersection of Main and St. Paul Streets. The space benefits from strong pedestrian traffic and easy access to Burlington's core retail, dining, and entertainment district. Surrounded by well-known destinations including Trattoria Delia, Soto, Pizzeria Veritas, Flynn Theatre, American Flatbread, and multiple hotels this highly walkable location offers exceptional exposure and convenience for both locals and visitors.

As a long established venue the new owner and concept will have no challenges filling the room with customers and guests.

