



150-154 CHURCH ST
BURLINGTON, VT

**DONAHUE
ASSOCIATES**

FOR SALE

COMMERCIAL REAL ESTATE ADVISORS



**Historic Church Street Investment
For Sale—\$1,100,000**

CONTACT US



Steve Donahue

Steve@DonahueAssociatesVT.com

(802) 862-6880

www.donahuessociatesvt.com

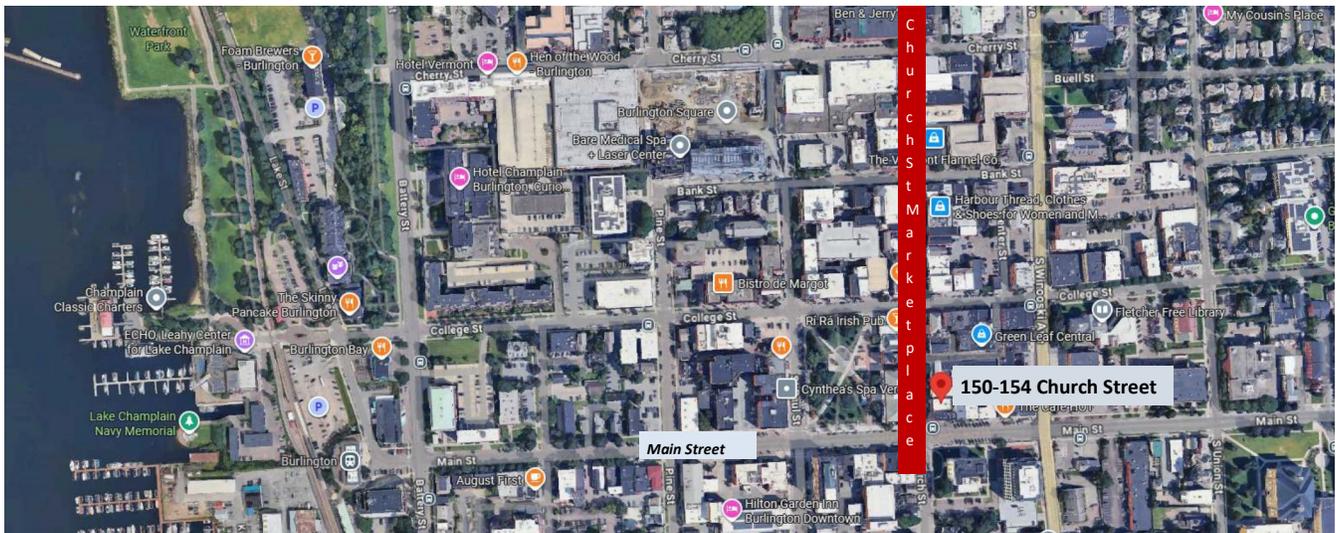
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150-154 Church Street
Burlington, VT 05401
Church Street Marketplace



OFFERING OVERVIEW

150-154 Church Street greets the many visitors to downtown Burlington's award winning Church Street Marketplace, steps from Main Street, Flynn Theatre, City Hall Park, and the many shops and restaurants.

Total Building Size—6,371 SF Church Street Frontage—55'

Retail Spaces—Church Street Level

Unit 1- The Altar Tattoo Shop—1,100 SF

Unit 2 -The Comic Book Store (Vacating 12/31/25) - 1,244 SF

Lower Level—1,630 SF—Vacant (combining 150 & 152)

Second Floor Level— Currently retail and gaming.

Unit 1—Retail/ Gaming (Vacating 12/31/25) —1,344 SF

Unit 2—Gaming Room (Vacating 12/31/25)—1,053 SF

Opportunity for a new owner to go to market to lease up the soon to be vacant lease spaces that have potential for many types of businesses from retail, food, service, and more. Or to move your business into and own your building.

This is a rare opportunity to own a piece of Burlington's historic Church Street Marketplace!

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The Church Street Marketplace —Downtown Burlington has always thrived with what is the areas landing spot for locals, visitors, and friends to shop, eat, and enjoy the many activities hosted by the award winning Church Street Marketplace.

On the street and in the area are the James Beard award winning Honey Road Restaurant. The Flynn Theatre, Von Bargaen's Jewelers, City Hall Park, M K Clothing, Leung's Bistro, Lake Champlain Chocolates, and more.

And More: Short walk to award winning Hotel Vermont, Marriott Courtyard, the new Marriott AC Hotel, Hilton, Hilton Gardens, Burlington's glimmering waterfront with 3 marinas filled with sail and motor boaters both local and transient. The Flynn Theatre, street entertainment, brew festivals, Burlington City Marathon, Jazz Festival and so much more.



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PROPERTY DETAILS

BUILDING SIZE	6,371 SF	EXTERIOR WALLS	Brick, Masonry
CONSTRUCTED	1878	FOUNDATION	Stone and Mortar
SITE SIZE	.12 acres	ROOF	Rubber Membrane
STORIES	2 stories with basement	EASEMENT	Via One Forty Realty LLC Bk. 1170 Pg. 63—Re. ROW
FLOOR LAYOUTS	North: 3,053 SF - 900 SF basement - 1,100 SF 1st Floor - 1,053 SF 2nd Floor South: 3,318 SF - 730 SF basement (storage) - 1,244 SF 1st Floor - 1,344 SF 2nd Floor	FRONTAGE	55' on Church Street
SPAN NUMBER	114-035-17446	ELECTRICAL	400 AMP 3: 100A Panels 36930/50661/5769 5769
PARCEL ID	049-3-140-000	WATER/SEWER	Municipal
PROPERTY TAXES	\$29,939.16 (2025-2026)	MECHANICAL	(3) 5 Ton York RTUs
CHURCH ST MKTPL	\$ 9,035.84	SPRINKLER	Wet + Dry system Shared w/ 156 Church St
ASSESSED VALUE	\$ 1,162,000	FIRE ALARM SYSTEM	Yes
ZONING	FD6 – Downtown Core:	CEILING HEIGHT	8'-12'

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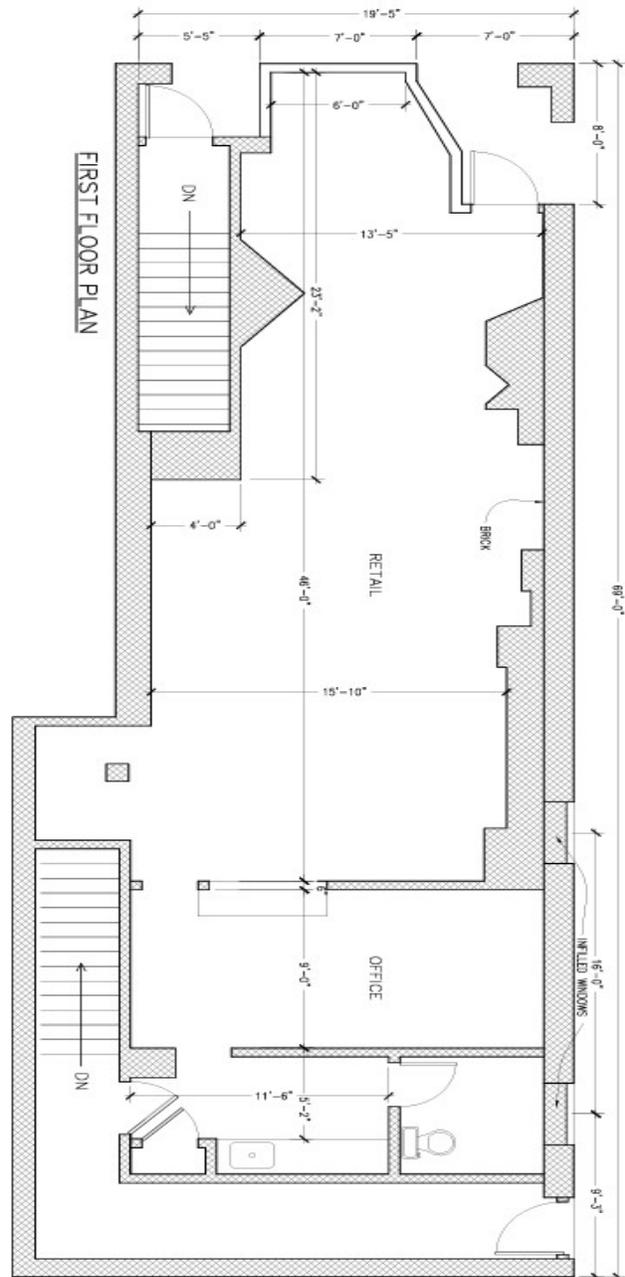
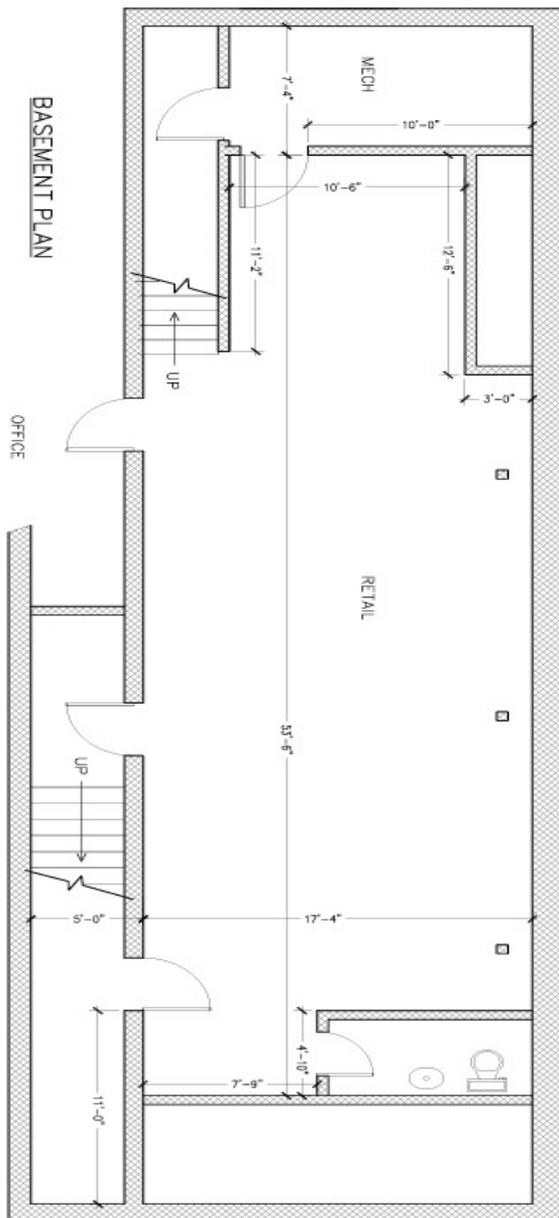


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FLOOR PLANS (North)—LOWER LEVEL AND FIRST FLOOR



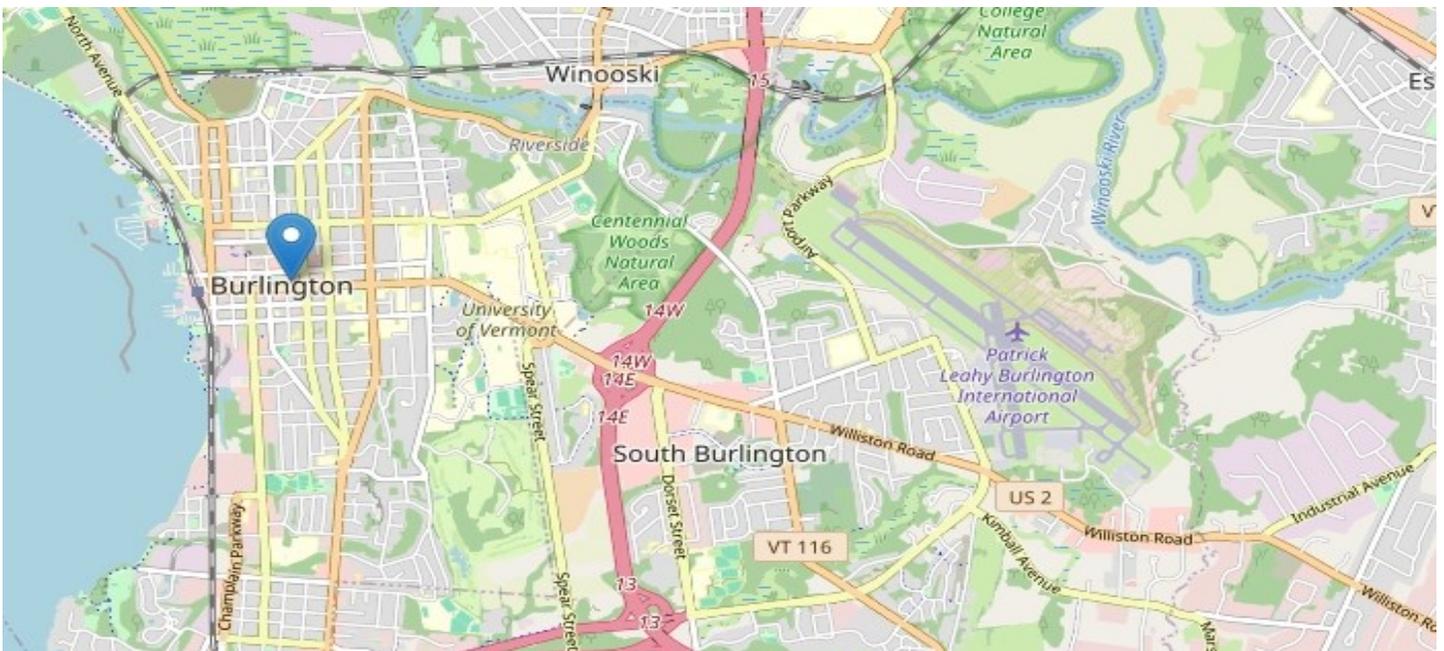


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GREATER BURLINGTON AREA



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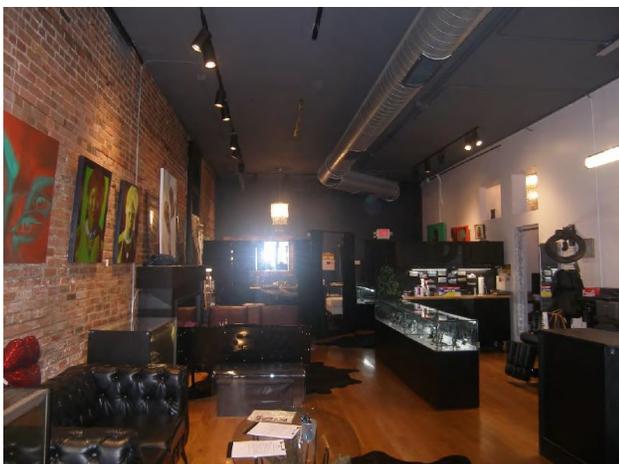
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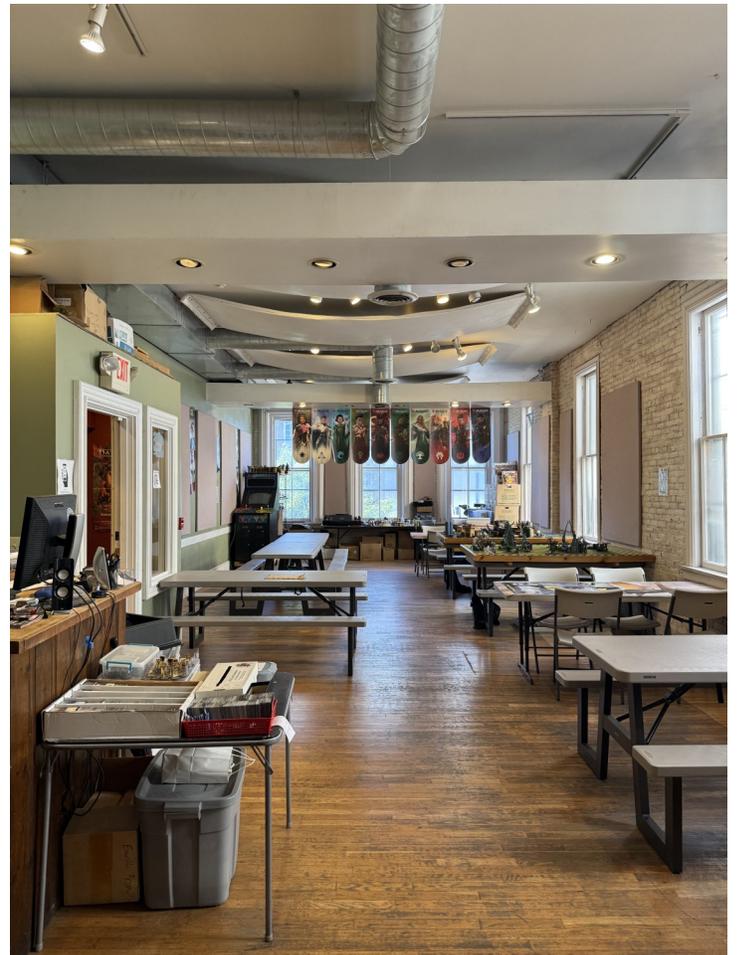
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2nd Floor South



First Floor—North



2nd Floor North

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The Exchange Block 1878 150-156 Church Street

The Italianate Exchange Block was constructed between October 1877 and April 1878. Its design was intended to complement the adjacent Vermont Life Insurance Building, which had opened in December 1877. Anchoring the corner of Main and Church streets and located just across the street from City Hall, this impressive three-story, ten-by-six bay block was designed by building William H. Townsend, who also supervised construction of the Vermont Life Building. Townsend seems to have trained as a carpenter but evidently was also adept at using the most current materials, namely galvanized iron and stands five feet tall. It has coffered panels beneath the overhang and engaged, paired brackets with scrolls and icicle shaped pendants. The iron entablature is distinguished by dentils and molded panels. Elongated and evenly-spaced two over two wood windows on the primary west and south elevations have galvanized iron arched window hoods and iron sills with drip molding that are similar to those on the Vermont Life building next door. The windows on the third floor have very shallow arched tops, while those on the second have flat tops. However, all the window hoods have slight arches and create an illusion of rounded lights, a frequent Italianate feature. Windows on the north (rear) elevation have simple granite lintels and sills, while the east side shares a party wall with the Vermont Life building. Most of the original sash is in place, with tall two over ones on the third story and shorter one over ones with large fixed transoms, for the most part, on the second story. The easternmost window on the north side of the west façade are newer one over ones. The iron cornice was cast in Salem, Ohio while the window surrounds were purchased from the Ripley & Holton Company.

Entries on both Main and Church streets provide access to the offices on the upper floors. A glass awning supported by metal posts extends the length of the Church Street façade.

A fire that broke out May 27, 1962 irreparably damages seven of the northerly bays on the third floor of the building. The bays were removed and never replaced. However, the remainder of the building is intact and maintains significant historic integrity.



Fig. 22. Postcard of the Exchange Block (150-156) looking northeast, c. 1890s.





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POTENTIAL RENT PROFORMA

The current and potential rental incomes are as follows:

Unit	Description	Size (SF)	Current Monthly Rental Income	Current Annual Rental Income	Potential Monthly Rental Income	Potential Annual Rental Income	SF
1 st Level Prik	Tattoo/Piercing Tenant	1,000	\$3,150	\$37,800	\$3,540	\$42,480	42.48
1 st Level Earth Prime Comics	Retail Owner	1,000	\$0	\$0	\$3,000	\$36,000	36.00
2 nd Level Quarterstaff Games	Retail Owner	2,000	\$0	\$0	\$5,000	\$60,000	30.00
Basement (north side) Full Tank Flower	Retail Tenant	500	\$1,300	\$15,600	\$1,300	\$15,600	31.20
TOTAL			\$4,450	\$53,400	\$12,840	\$154,080	

The rent for Prik was adjusted according to the rent schedule in the lease. The owner occupied space was determined based on market data. The first level space hosting Earth Prime Comics is average for condition whereas the space for Prik is in good condition. The potential rent was adjusted accordingly. The owner occupied space for the second level is in average condition and was adjusted to reflect the second level location.

VACANCY & CREDIT LOSS

At the time of inspection, the units were either owner or tenant occupied. It is uncertain what will become of the owner occupied units. The estimated vacancy and credit loss rate is 3%.