

FOR LEASE

INCREDIBLE CHURCH STREET OPPORTUNITY!

80 Church Street, Burlington, VT



Incredible tiny space on the 50-yard line in downtown Burlington's Church Street Marketplace. Currently in use at an ATM lobby, this small space is currently 318 +/- SF, located on the southeast corner of Church and Bank Street. Space offers incredible visibility and access and can increase by 50 +/- SF by squaring off the corner with glazing for even better visibility. Current code only allows for walk-up customers, with no internal access except for employees inside. Ideal for bank ATM, small take-out operation, sales of small items, etc. Space is climate-controlled and has its own utilities. It is possible to add plumbing if so desired. Shared bathroom arrangement with neighboring retailer.

SIZE:

318 +/- SF up to 368 +/- SF

USE:

Service retail or food, walk up or take out only

PRICE:

\$3,000/Month gross, plus utilities

AVAILABLE:

Immediately

PARKING:

On-street parking nearby

LOCATION:

Church Street Marketplace, Burlington

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

YVES BRADLEY

802-363-5696

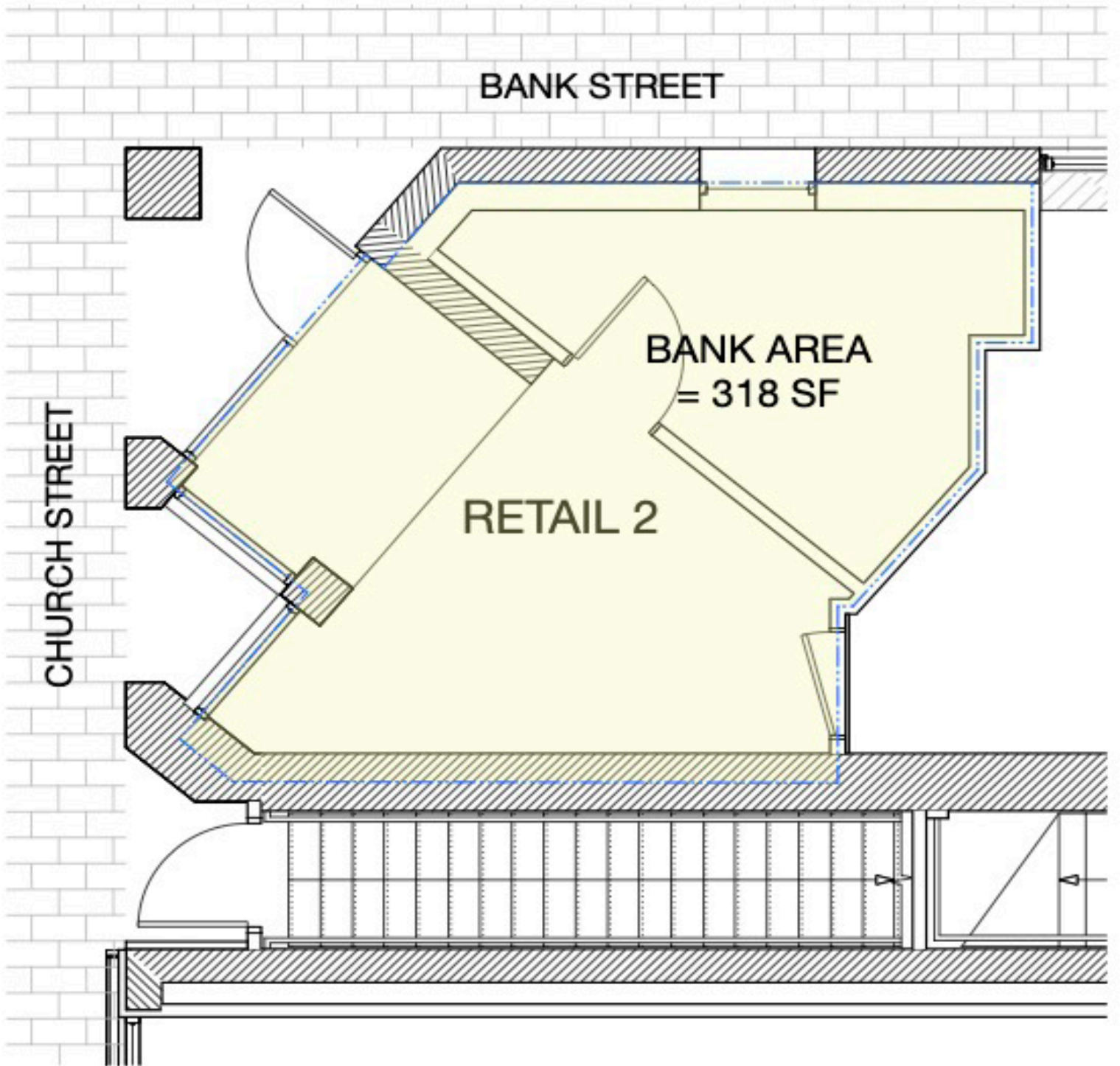
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RETAIL 2 - FLOOR PLAN

Scale: 1/4" = 1'-0"

GVMM - 80 to 84 CHURCH ST
 BURLINGTON, VERMONT

Duncan Wisniewski
 ARCHITECTURE

DATE: 08.11.2022

235 SOUTH CHAMPLAIN STREET
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