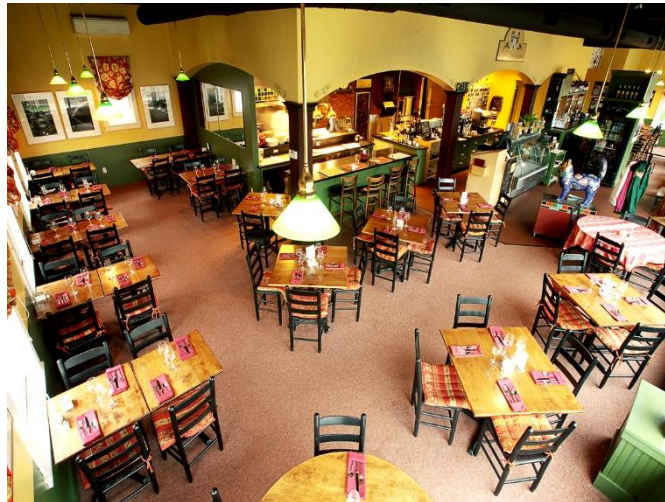




Café Provence

Businesses For Sale!





For Sale:

11 Center Street, Brandon

Café Provence

Café Provence: \$495,000

For additional information contact:

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In partnership with:



The Business: Café Provence

Café Provence has been in business for 18 years. It is chef-owned, offering French infused cuisine with a casual touch, made with locally sourced ingredients. The upper-level restaurant is a causal dining experience with ample seating indoor and out.

This is a well established and well-known treasure in the heart of Brandon, Vt.

Address	Business	Size	Notes
11 Center Street	Café Provence	2,388 SF	Business Sale

Equipment	Full list available upon request.
Seating	85 seats inside and 70 outside upstairs
Hours of Operation	6 days a week, 11:30 AM – 9:00 PM
Employees	21 Employees (5 full time, 16 part time)
Lease Details:	Lease details available upon request.

For Sale:

15-17 Center Street, Brandon

**Private Dining Room(PDR) &
Center Street Bar**

PDR & Center St Bar: \$150,000

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In partnership with:



The Business: Private Dining Room (PDR) & The Center Street Bar

The lower level of the building offers direct access off Center Street into the Center St Bar. This bar has a cozy setting with seating for 44. Connected to this space is the PDR. With its own private entrance, this space offers capacity for up to 88. In the past, the space has hosted bridal parties, showers, private events, cooking classes and more! The PDR has so much potential and was recently built-out to offer open space and high-end finishes. There is a full kitchen in the rear of the space and access to the back of the building for deliveries.

The opportunities are endless for this space!

Address	Business	Size	Notes
15 Center Street	Center Street Bar	1,238 SF	Business Sale
17 Center Street	PDR	3,401 SF	Business Sale

Equipment	Full list available upon request.
Seating	PDR: Capacity for 88 Center St Bar: 45 seats on lower level
Hours of Operation	3 days a week, 4:00 PM – 12:00 AM
Employees	TBD
Lease Details:	Lease details available upon request. 15 Center St Asking Rent: \$14.50/SF NNN 17 Center St Asking Rent: \$16.50/SF NNN

For Sale:

37 Center Street – Leased Space

Gourmet Provence

Sales Price: \$295,000

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In partnership with:



The Business: Gourmet Provence

Gourmet Provence Bakery and Wine Shop, located at 37 Center Street is for sale! A small storefront located just steps down the road from the main building of Café Provence.

The owners currently stock the shop with French mustards, olive oils, pates, wines cheeses, pastries, and coffee. This is a well-known spot in town with an excellent client history! They have been around for 17 years! This space has a 3-year lease in place that a new owner would take over.

Address	Business	Size	Notes
37 Center Street	Gourmet Provence Bakery	1,750 SF	Business Sale

Equipment	Full list available upon request.
Hours of Operation	Bakery Hours: 5 days a week, 7:00 AM – 5:00 PM
Employees	10 total (5 full time, 5 part time)
Lease Details:	Lease details available upon request. Three (3) year lease in place. Current rent is \$2,386/month.



This is your chance to purchase
a historic and highly respected
business in the heart of
downtown Brandon, Vt!

Town: Quoted as the “art and soul” of Vermont, Brandon has a hometown feel with a bustling downtown. “Unhurried, Unspoiled, Unforgettable” is this town's Quaint slogan. A working-class town that caters to both the local community and tourists passing through. In a hectic and changing world, Brandon offers a rare slice of respite.

Further details including financial and property information are available upon execution of a Non-Disclosure Agreement.

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