

# Village Tavern

Jeffersonville, VT

POMERLEAU  
REAL ESTATE



## BUSINESS FOR SALE

**SIZE: 3,800 SF**

**SALE PRICE: \$195,000**

### PROPERTY HIGHLIGHTS:

Located in the heart of Jeffersonville, VT. A must have for the local ski, biking, hiking, local and tourist community.

The buildings historic charm is on full display with Vermont paintings and flooded with natural light.

The upper level of the building is home to the Smugglers Notch Inn. Accompanied with 11 Vermont style rooms offering frequent traffic year around.



FOR MORE INFORMATION, CONTACT:

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### Additional Business Sale Details:

<b>Lease Details</b>	New five (5) year lease to be executed upon sale. Current lease terms to remain the same. Lease available for review upon request.  <b>Current Rent:</b> \$7,250/month plus utilities.
<b>Equipment</b>	Full list available upon request. The majority of equipment is the owner of the buildings and use of said equipment is allowed through the lease. Additional equipment owned by the current owner is included in sale price.
<b>Seating</b>	Upstairs Restaurant – 65 +/- Plus additional patio seating Lower Level – 85 +/- Plus additional patio seating
<b>SF</b>	Upper level – 2,000 +/- SF Lower level – 1,800 +/- SF
<b>Employees</b>	Twenty-three (23) current employees. Some part time, nine (9) full time.
<b>Parking</b>	Ample on-site

Link to Website: <https://www.villagetavernvt.com/home>



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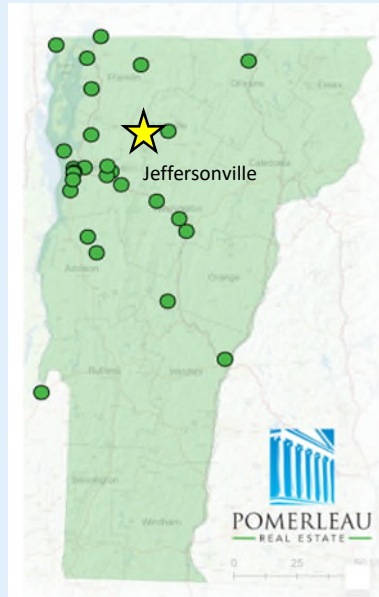
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Jeffersonville, VT

BUSINESS FOR SALE



**Pomerleau Real Estate**  
69 College Street  
Burlington, VT 05401

In partnership with:



*Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.*



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