Upscale Bistro Space for Lease

2760 Spear Street, Charlotte, VT

POMERLEAU REAL ESTATE

SIZE: 3,400 +/- SF

RENT : TBD

PROPERTY FEATURES:

This fully rebuilt historic structure offers exceptional potential as a destination restaurant!

Originally constructed in 1840 (formerly operating as a tavern along a historic horse-and-carriage route,) this building has been completely renovated and meets all modern commercial restaurant standards while carefully preserving the building's heritage and character.

Every major building system has been replaced, resulting in a high-performance, fully code-compliant asset designed to reduce operational and capital risk for an incoming operator.

Strong back-of-house circulation with a dedicated service entrance, on-site parking and potential for outdoor patio and event space.

Perfect for an upscale farm-to-table dining, elevated bistro, chef driven seasonal menu, event forward revenue (small weddings, retreats, tastings, etc.)

Don't miss this rare opportunity to lease a turnkey, historically significant restaurant property that combines authentic Vermont character with modern commercial performance.

Ross Montgomery **O:** 802 992 9349| **M:** 802 735 7477| rmontgomery@vermontrealestate.com

Restaurant Specs

2760 Spear Street, Charlotte

POMERLEAU REAL ESTATE

Space	Size
Main House	3,400 +/- SF Capacity: 80 Seats
Barn	1,500+/- SF Capacity: 40 Seats Currently under construction
ADU (above barn)	1,200 +/- SF

Recent Upgrades:
400-amp electrical service to house and barn
All new mechanical, plumbing, electrical systems
New insulation, windows and doors throughout
Whole-building ventilation system
Designed for efficient operations and long-term reliability

Ross Montgomery O: 802 992 9349| M: 802 735 7477| rmontgomery@vermontrealestate.com

Photos

2760 Spear Street, Charlotte

POMERLEAU REAL ESTATE

Ross Montgomery **O:** 802 992 9349| **M:** 802 735 7477| rmontgomery@vermontrealestate.com