

Real Estate/Business/Equipment Sale

Sale Price: \$699,000

MISS LYNDONVILLE DINER

686 Broad St, Lyndonville, VT 05851



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OFFERING SUMMARY

Jim Campbell Real Estate is pleased to present the Miss Lyndonville Diner, an iconic eatery and turn-key opportunity in Lyndonville, VT. This community staple is for sale after a successful 47 year run. The sale includes the real estate, the business (trade name and goodwill), and all FF&E. New ownership could continue operating the current concept while infusing new ideas or bring forth a new concept altogether. The building has been extensively renovated in Q3 of 2024 and is in spectacular shape. The business is well-located just off I-91 on a busy commercial stretch of US Route 5 and has nearby Burke Mountain and Vermont State University to drive traffic.

PROPERTY HIGHLIGHTS

- \$699,000.00 (Real Estate/Business/FF&E)
- Rare Opportunity to Own a Well-Established Business
- Includes all FF&E for Turn-Key Operation (listed on page 5)
- Extensively Renovated in 2024
- Large Kitchen Designed for High Volume
- Beautiful Sterling Diner Car
- Lots of Surface Parking





BUILDING AND LOT INFO	
ADDRESS	686 Broad St
TOWN	Lyndonville, VT 05851
ZONING	Commercial (Lyndon)
LOT SIZE	0.76 AC
TAXES (2024)	\$11,114.45
BLDG SIZE	4,482 SF
PRICE/SF	\$155.96/SF
YEAR BUILT	1951
REMODELED	2024
PARKING	45+ Spaces (Owned Surface Parking)
PARKING	Additional Spaces Available (For Lease)
DINER TYPE	Sterling Diner Car
# OF UNITS	1
# OF STORIES	2
1ST FLOOR	3,822 SF (Restaurant)
2ND FLOOR	660 SF (Offices/Bathroom/Storage)
OCCUPANCY	51-100
BATHROOMS	3
FOH SIZE	1274.6 SF (1,077 SF Dining Area)
BOH SIZE	2,547.4 SF (1,393 SF Kitchen/Dish Area)
ROOF	Membrane (2009)
SEWER	Public (Town of Lyndon)
WATER	Public (Town of Lyndon)
HEAT	Forced Air, Heat Pump
HEAT FUEL	Propane (Fred's Energy) & Electric
A/C	Multi-Zone Mini-Splits
POWER	Lyndonville Electric Department (LED)
INTERNET	High Speed Internet Available
PHONES	Multi-Line Available (Consolidated)



The Miss Lyndonville Diner has been a mainstay in the Lyndonville community for the past 47 years. The Diner has seen a tremendous run of success and is always hopping. The current owner has thrived in this location since the start. The business has operated in various formats over the years; always offering breakfast and lunch, but ranging from 5 to 7 open days a week, and going through long periods of offering dinner service. This business is well-located on a major thoroughfare between Burke Resort and I-91 in addition to having a local university nearby. Miss Lyndonville Diner has been adored by locals and tourists alike, has seen articles written in many different publications and magazines, and has won various awards. This is a turn-key operation with all FF&E included – everything you need to get started! Opportunity does not get much better than this. There is proven success here and it really has been the hub of Lyndonville. This is your rare chance to own such a well-established business and property. Financials are available to qualified buyers upon a signed confidentiality agreement.

- 47 Years in Operation (Under Current Ownership)
- Excellent Location
- Recognizable Trade Name
- Known for Quality Service and Food
- All FF&E Included for Turn-Key Operation
- Large Parking Lot
- Private Offices for Ownership/Management
- Massive Kitchen for Volume
- 79+ Seats

LIST OF FF&E INCLUDED IN SALE

BACK AND FRONT SERVER AREA

48" Cooler (for dressings)
48" Cooler (under milk machine)
Milk Machine (2 dispensers)
Work Table (under soup warmer)
Table w/Sink (8 ft)
Pepsi Machine
Juice Machine
Pie Case Display Cooler (4 ft)
Ice-O-Matic/Scotsman Ice Machine
4 Burner Coffee Machine
Coffee Grinder
3 Burner Coffee Machine
Coffee Grinder
Hot Chocolate Machine
Black Chest Freezer

BREAD ROOM

Countertop Bread Slicer
Work Table (6 ft)
Wall Mounted & Stationary Shelves

PREP AREA

Beverage-Air Mega Top Prep Cooler (36 inch for Fruit Bar)
Avantco Reach-in Cooler (54 inch)
Countertop Mixer
6 Burner Gas Range (Garland)
Cvap Oven
Prep Table w/Mounted Can Opener (8 ft)
w/Overhead Shelf Unit (8 ft)

DISH ROOM

Wall Mounted Cleaning System
Mop Sink
2 Bay Pot Sink
Work Table (4 ft)
Dish Machine Table ("dirty end")
Dish Machine Table ("clean end")
Under Counter Storage Shelf Unit on Wheels
Work Table for Bus Pans (10 ft)
w/Under Storage Shelves
Wall Mounted Manual French Fry Cutter

KITCHEN LINE

4 Bay Steam Table
#1 True Window Prep Cooler
#1 Gas Grill (4 ft Garland)
#2 Gas Grill (3 ft Garland)
#3 Gas Grill (2 ft Garland)
#4 Gas Grill (2 ft Garland)
2 Basket Fryer (Quantity of 3)
Work Table (between fryers)
Work Table (5 ft)
Beverage-Air Reach-in Freezer (27 cubic ft)
Beverage-Air Line Cooler (5 ft)
Avantco Line Cooler (70 inch)
w/Overhead Storage Shelf (70 inch)

COMMISSARY

Convection Oven (40" x 31" Vulcan)
Work Table on Wheels w/2 Shelves (6' x 30")
Mounted Can Opener (on work table)
6 Burner Gas Range (3 ft Garland)
Work Table w/Drawer & Shelf (6' x 30")
Bread Rack on Wheels w/Trays

DRY STOCK ROOM

Shelving
#10 Can Storage Rack on Wheels
Water Softener System
Pepsi Product Rack
Linen Storage

UPSTAIRS (PRIVATE OFFICES/STORAGE)

Entry Office
L Shaped Desk
File Cabinets
Office Chairs
Main Office
Desk
Computer & Copier System
Bookcase and File System
Maintenance Room
Built-in Safe



Additional FF&E included that is not listed here: tables, chairs, crockery, glassware, cutlery, coffee mugs, etc. This is a turn-key operation with just about everything you need to run a restaurant.





Additional Information Available (Request from Broker)

- Deed
- CapEx/Repairs/Upgrades (since 2009)
- Top Clean Restoration – Complete Scope of Work (Q2/Q3 2024)
- Images Also Available
- VT Mandatory Flood Disclosure
- Seller's Property Information Report (SPIR)
- List of FF&E Inclusions
- Grease Trap Design
- Lyndon Town Zoning Map
- Survey (1985)
- Tax Bill (2024)
- Floor Plan
- Financials (Signed CA required)
 - 3 Yrs Pre-Covid Available
 - 3 Yrs Post-Covid Available



The Miss Lyndonville
Diner SINCE 1928

**JIM
CAMPBELL**
REAL ESTATE

"Your Hometown Agency"

601 East Main Street
Newport, VT 05855



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Declined to sign

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign