

# FOR LEASE

## DOWNTOWN RETAIL SPACE

162 College Street, Burlington, Vermont



VT Commercial is pleased to offer this retail storefront located at 162 College Street in downtown Burlington. This building is across from City Hall Park and only about 20 footsteps to the popular Church Street! Building signage, attractive facade, wood floors, some exposed rebar and beams. Exposed HVAC and steel beams (former Burton downtown store). Front of the house has an open retail showroom that is approx 1,600 +/- SF plus 775 SF storage/pack n ship room, two bathrooms, a kitchenette, storage closets and a large fancy conference room at the back.

**SIZE:**

4,018 SF with over 775 SF of storage

**USE:**

Retail

**PRICE:**

\$30/SF NNN \$10.50 plus 21.5% of utilities (gas, electric, w/s)

**AVAILABLE:**

Immediately

**PARKING:**

Some in attached garage at market rate

**LOCATION:**

Central Downtown 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:

LINDA I. LETOURNEAU

802-343-2107

[linda@vtcommercial.com](mailto:linda@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)

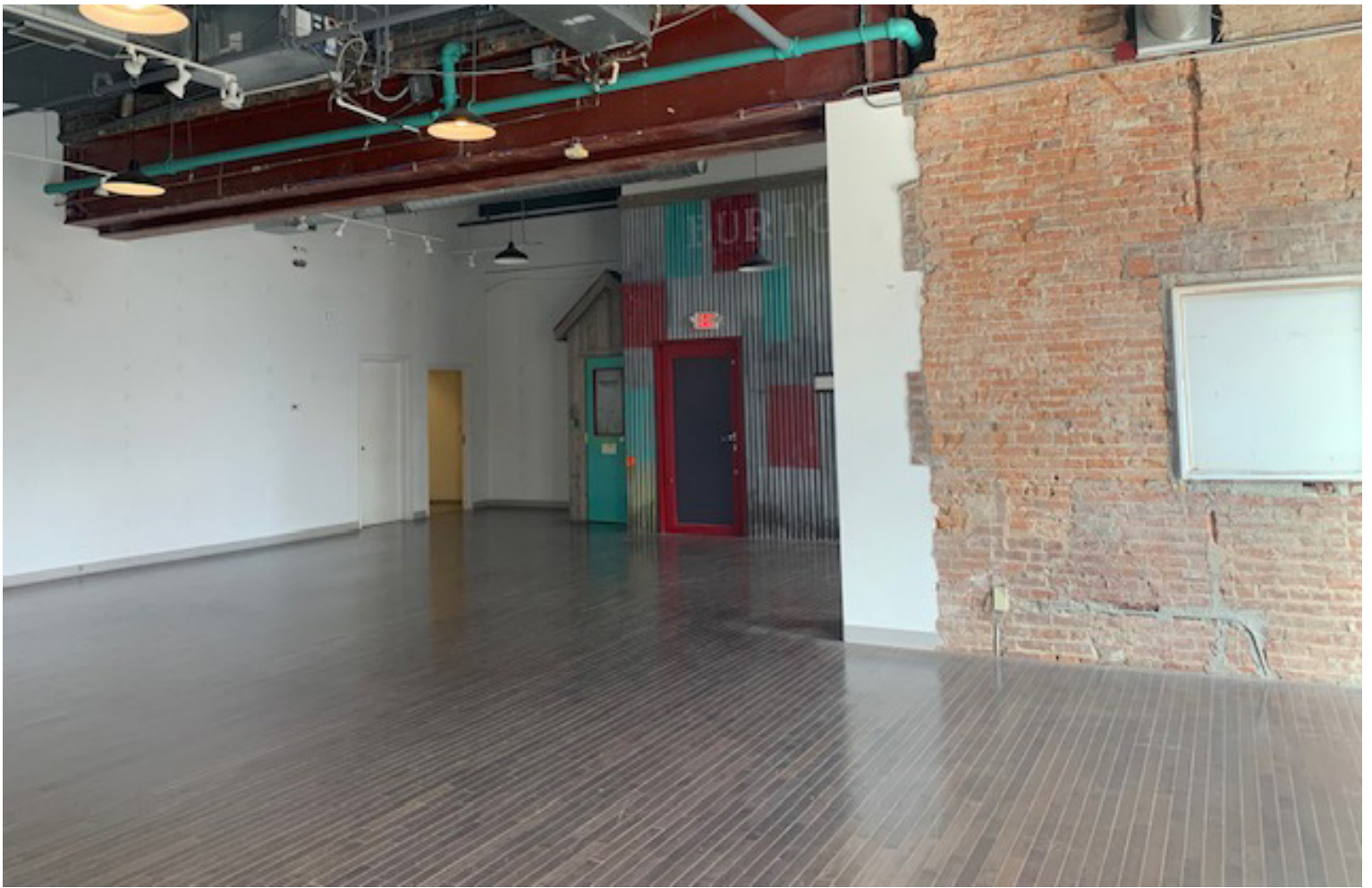








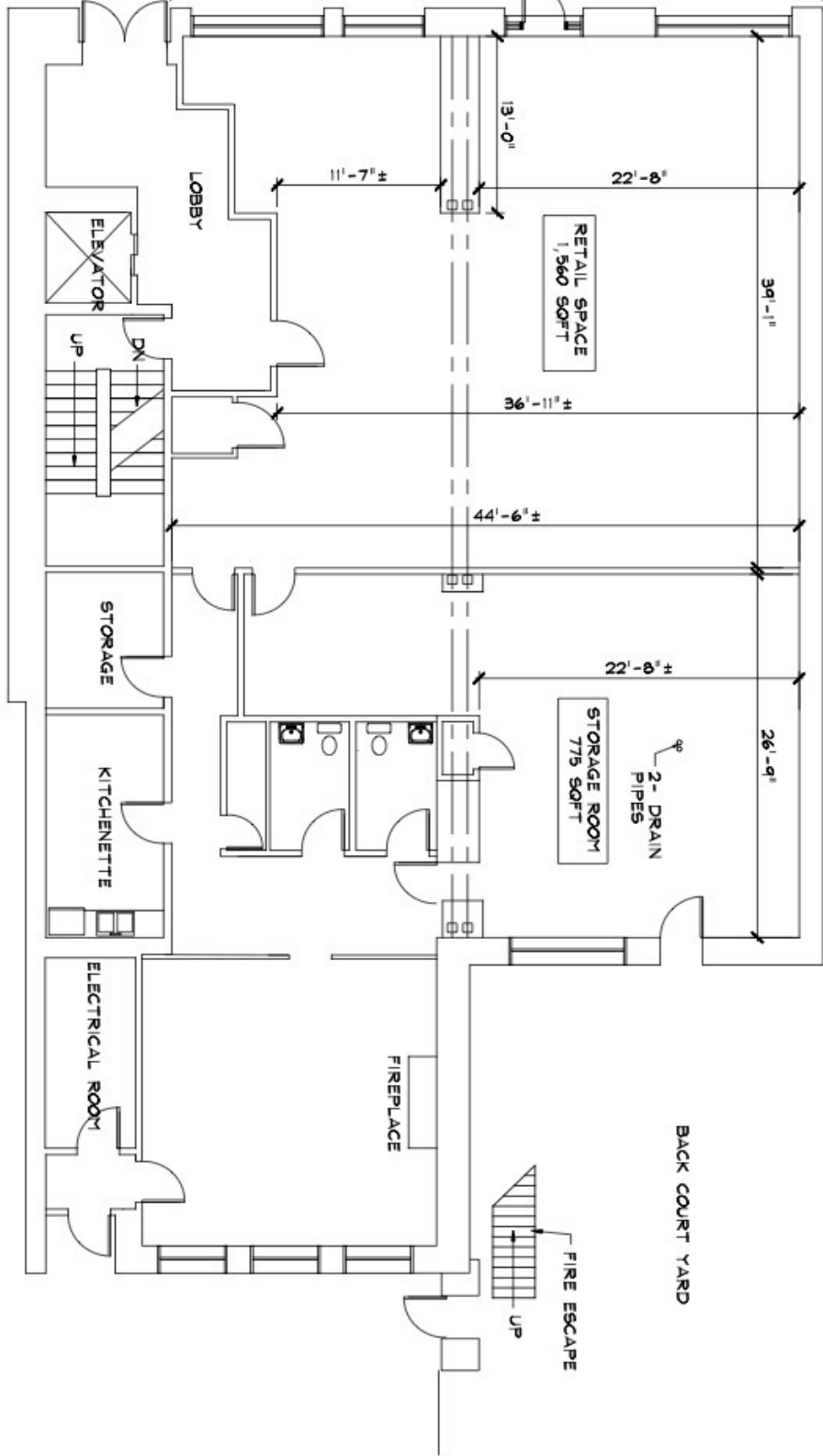






COLLEGE STREET

46'-0" ±



MERCHANTS BANK  
DRIVE-THRU

LOBBY

ELEVATOR

DN

UP

STORAGE

KITCHENETTE

ELECTRICAL ROOM

RETAIL SPACE  
1,360 SQFT

STORAGE ROOM  
775 SQFT

2- DRAIN  
PIPES

FIREPLACE

FIRE ESCAPE  
UP

EXISTING BUILDING

BACK COURT YARD

1 EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"

TOTAL SQFT  
4,018

DATE: 4-24-23

DRAWING NO.  
A1

SCALE:	AS-BUILT CONDITIONS
DATE:	4-24-23
DRAWN BY:	MM
CHECKED BY:	MM
PROJECT:	BURTON RETAIL SPACE
SHEET TITLE:	EXISTING 1ST FLOOR PLAN

BURTON RETAIL SPACE  
AS-BUILT CONDITIONS  
14 COLLEGE STREET, BURLINGTON

NO.	DATE	REVISION

