

Killington | Vermont

Artist Photo

Killington Wine Bar | 53 Woods Lane

Turnkey Vermont Wine Bar in Prime Resort Destination



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INTERNATIONAL REAL ESTATE

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HOSPITALITY DIVISION

FOR SALE: \$250,000



This is a rare opportunity to acquire a fully built-out, turnkey restaurant and wine bar located in a highly desirable and accessible setting. The business operates out of approximately 1,500 square feet and is thoughtfully designed to support both à la carte dining and flexible private dining experiences, making it ideal for an experienced operator or hospitality group seeking immediate entry or expansion. The inviting dining area accommodates everyday service while also offering the ability to host semi-private or private events. In addition, there is an adjacent room available for lease from ownership, providing a unique opportunity to expand into a dedicated private dining or event space suitable for weddings, corporate functions, and special occasions.

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The restaurant features a large commercial kitchen equipped for high-volume production, including an approximately 12-foot hood system, making it well-suited for both on-premises dining and potential off-site catering operations. While the current business is not licensed for off-site catering, the infrastructure is fully capable of supporting such an expansion, offering meaningful upside potential. The business is supported by active Type 1 and Type 3 liquor licenses, allowing for the full service of beer, wine, and spirits throughout the entire premises, including both the dining room and bar area, enhancing revenue opportunities and overall guest experience.




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The location benefits from complimentary on-site parking for guests, a valuable amenity that significantly enhances accessibility and convenience, particularly for evening dining and event-based business. The existing lease runs through June 30, 2029, providing stability for a new operator. The tenant is responsible for utilities, including propane, electricity, and internet, but is not responsible for real estate taxes, and the property is connected to public sewer, eliminating any private maintenance obligations.

LOCATION



Overall, this is a strong turnkey opportunity with significant upside through the expansion of private events, catering, and enhanced programming. With a fully equipped kitchen, valuable liquor license, flexible layout, and favorable lease structure, this offering is well-positioned for an owner-operator, catering company, or hospitality group looking to establish or grow a successful, event-driven dining concept.

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Lease Overview

- **Lease Expiration:** June 30, 2029
- **Base Rent & Escalations:** See lease for full structure (including any annual increases)
- **Tenant Responsibilities:** Utilities including propane, electricity, and internet
- **Real Estate Taxes:** No tenant responsibility
- **Sewer:** Connected to public system (no private maintenance obligations)

The lease structure provides stability with several years of remaining term and favorable expense responsibilities, allowing a new operator to focus on growth and profitability.

Business Highlights & Growth Opportunities

1. Turnkey operation with existing infrastructure and layout
2. Ability to expand into private dining, events, and weddings
3. Strong upside potential through off-site catering and delivery programs
4. Fully equipped kitchen capable of high-volume production
5. Valuable liquor license covering full premises
6. Opportunity to lease adjacent space for additional revenue streams
7. Favorable lease structure with limited landlord expense pass-throughs
8. Complimentary parking enhances customer experience and event potential

Ideal Buyer

This opportunity is well-suited for:

- Experienced restaurateurs seeking a plug-and-play concept
- Catering companies looking for a production kitchen + dining presence
- Hospitality groups expanding into event-driven dining
- Owner-operators looking to build a community-focused dining destination



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