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Information below is computer generated. Please pardon the typos.

Rutland, VT 05701



Price \$2,880,000
Building Size 4,773 SF
Cap Rate 6.25%
Property Sub-type Restaurant
Status Active

Property Notes

Property Description

Friendly's located in Rutland, VT. The property consists of roughly 4,773 square feet of building space and sits on approximately 1.26 acres of land. The property is subject to a new 20-year triple net "NNN" lease that will be signed at closing. The base rent is \$180,000 with annual rental increases of one and one-half percent starting year four of the lease. Additionally, there are four, five-year renewal options. The property is operated by Friendly's Corporate and has a Friendly's Ice Cream, LLC quarantee.

Bennington, VT 05201



Price \$1,116,000
Building Size 2,410 SF
Cap Rate 6.25%
Property Sub-type Restaurant
Status Active

Property Notes

Property Description

Friendly's located in Bennington, VT. The property consists of roughly 2,696 square feet of building space and sits on approximately 0.47 acres of land. The property is subject to a new 15-year triple net "NNN" lease that will be signed at closing. The base rent is \$69,750 with annual rental increases of one and one-half percent starting year four of the lease. Additionally, there are four, five-year renewal options. The property is operated by Friendly's Corporate and has a Friendly's Ice Cream, LLC guarantee.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.