

# EDEN GENERAL STORE

Eden, Vermont

POMERLEAU  
REAL ESTATE

## AVAILABLE FOR SALE:

Quintessential Vermont market, complete with butcher shop, deli counter, gasoline service and licensed to sell beer and wine. This Vermont institution has been run successfully by the same family for 8 years and is now ready for new ownership.

Located in the heart of Vermont's Northeast Kingdom, the market occupies a 6,000 SF building conveniently situated on 2.5 +/- acres on busy VT Route 100. There is plenty of parking and the store is well equipped with coolers, display cases and cooking equipment in the deli.

There is a genuine feeling of warmth and community as you walk through the doors. The market provides groceries, beverages and deli items to a clientele of folks who live and work nearby and the 100's of travelers who journey north and south on Vermont Route 100 to take in all that the Northeast Kingdom provides.

**PRICE:** \$1,495,000



FOR MORE INFORMATION, CONTACT:

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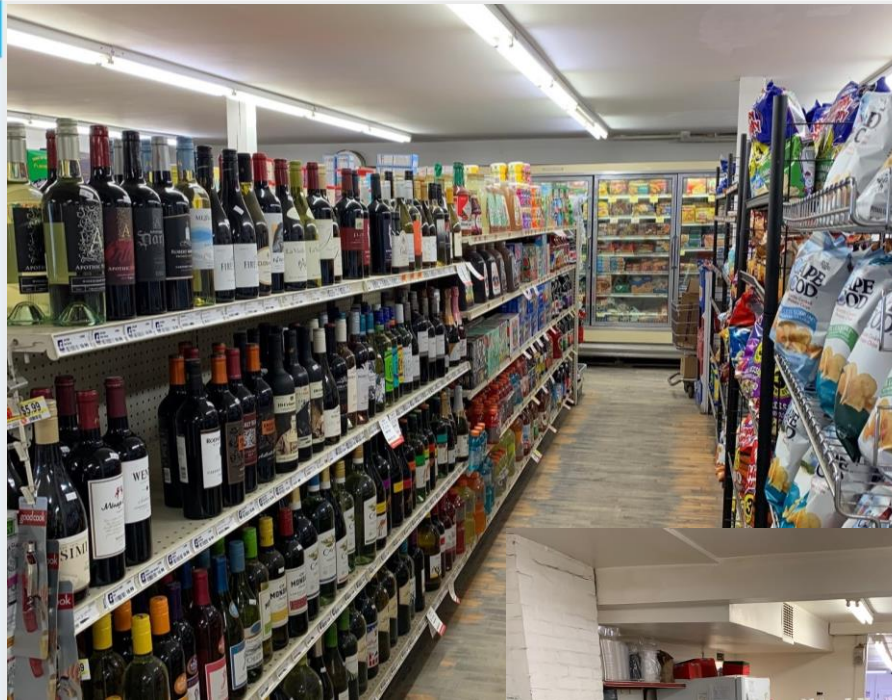
# EDEN GENERAL STORE

Revenue: \$2.8 mm  
Cash Flow: \$200,000  
Breakdown:

Groceries	45%
Gasoline	11%
Deli	11%
Beer & Wine	11%
Meat	8%
Cigarettes	14%

Employees: 11  
Hours: 5:00am – 9:00pm

Year established: 2013  
Reason for selling: Retirement  
Owner will provide training/support



**Pomerleau Real Estate**  
69 College Street  
Burlington, VT 05401

In partnership with:



*Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.*

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