

Pall Spera Company Realtors LLC

1800 Mountain Rd
Stowe, VT 05672

802.253.9771
web@pallspera.com
www.PallSpera.com



PALL SPERA COMPANY REALTORS LLC

Waterbury, VT 05677
\$1,250,000



Price: \$1,250,000
County: VT-Washington

Agency/Brokerage: Dick Palmer
Hospitality Consultants, LLC

Interior Features

Year Built: 1820
of Stories:
Road Frontage: 300
Zoning: RT 100 Zone
Acres: 4.20
Total Sq ft: 4200
of units:
of Parking Spaces:
Parking: On-Site,Parking Spaces 21+,Unpaved

Utilities:
Basement: Concrete,Concrete
Floor,Gravel,Partial,Stairs - Interior,Storage -
Locked,Storage Space,Walkout,Interior
Access,Exterior Access
Location:
Exterior Features: Clapboard,Wood
Sales Includes:
Barn,Land/Building/Business,Building
Roof Style: Metal,Shingle - Asphalt
Type: Food Service
Misc: Furniture Included,Phone System,Public
Restrooms,Windows - Glazed
Foundation: Concrete,Fieldstone,Stone
Fuel:
Heating & Cooling: Forced Air,Mini Split
Floors:
Financing:

Exterior Features

One of the most successful operating restaurants in the Stowe/Waterbury area, located 5

minutes from Stowe and I-89. Michael's on the Hill is the only fine dining restaurant in the area. A new buyer is not bound to this type venue. The circa 1820 farmhouse was first converted to a restaurant in approximately 1983 as the Villa Tragara restaurant. Michael and Laura purchased the property in 2002 and have made extensive renovations and upgrades. Beside having an excellent location, Michael's offers a beautifully refurbished, 1820 barn which provides for additional seating and a venue for functions up to 76 patrons. In warmer weather the patio offers seating. The porch, barn and the patio offer beautiful views of the Green Mountains and sunsets. The property has been well maintained inside and out. There are many possibilities for expansion on this 4.2 acre site with views. Recently paved driveway adds to the curb appeal of the property. It is important to note that the financial numbers support the price. We are happy to share a very complete brochure to qualified buyers. Sellers request buyers to sign a confidentiality agreement and provide financial information to prove their ability to purchase before we can release their financial information which are in the brochure. Banks today require a minimum of 20% down.

(c) 2021 Northern New England Real Estate Network, Inc. All rights reserved. This information is deemed reliable but not guaranteed. The data relating to real estate for sale on this web site comes in part from the IDX Program of NNEREN. Subject to errors, omissions, prior sale, change or withdrawal without notice.

