

📍 320 STATE STREET, MONTPELIER, VT 05602



Dairy Creme

CREEMEE AND WOOD PELLET BUSINESS



For Sale By Owners:
Cliff and Laurie Dodge

www.dairycreme.com

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INTRODUCTION

A staple in the community.

The Dairy Creme is not only a staple in the Central Vermont community, it has been a staple in the Dodge's lives for the past 27 years.

However, with Laurie retiring from the Post Office at the end of 2023 it is time for Cliff to follow suit and hang up the creemee making gloves.

It's the end of an era for the entire Dodge family, as it's been family owned and operated since they day they purchased it, and it's a huge opportunity to be the start of a new beginning for someone else! Is that you?



When Interstate 89 was constructed an old A&W building was relocated from Middlesex to Montpelier. A well-known international soft-serve chain was also no longer using two of its original 1950's machines. Through a unique merging of an old A&W building and these machines, the Dairy Creme was born!

BUSINESS OVERVIEW

A unique year-round business.

The Dairy Creme is located in Montpelier the Capital City of Vermont. The primary customer-base is Washington County which has a population of 61,142 (2023 census). The Dairy Creme also serves regular customers from around the state including sport team busses, and tourist.

Average daily traffic count is 1,999 (2020 most current Vermont Agency of Transportation data).

Peak volume days have reached 2,000 items/customers served.

The Dairy Creme operates with Electro Freeze machines (6 included in sale - see equipment list) and has two 1950's H.C. Duke A-frame style machines in the building, one is operational and one is not. These machines pay homage to the history of the evolution of the creamer machine over time but could easily be removed to make way for newer machines.

Featuring a production-style work environment, the Dairy Creme uses the modern day restaurant Point-Of-Sale (POS) set up to immediately fire orders from the cashier to the production team to ensure customers are served as efficiently as possible.

The Dairy Creme also sells an average of 650-700 tons of wood pellets beginning in the late summer, making it a year-round business.

While pellets are offered as available for pickup, the majority of customers have them delivered to their homes, a service provided for a fee by the Dairy Creme.



OPPORTUNITIES FOR GROWTH

Ready for new ideas & ambition.

MARKETING

The Dairy Creme does not use any marketing platforms and relies solely on word-of-mouth and repeat business currently. A marketing plan, including the use of social media, could be very beneficial for the new owners.

season (June – July). Exploration into renewing an agreement at this location and/or other types of community involvement opportunities could increase revenue for the new owners.

GREATER FOCUS ON PELLETS

Cliff enjoys his winters in Florida and ends the pellet sales while there's still demand for them. Continuing the pellet business further into the winter season and/or offering a greater number available for delivery will increase the revenue for this side of the business.

COMMUNITY INVOLVEMENT/ LOCATIONS

Historically, the Dairy Creme had a presence at the Vermont Mountaineers (NECBL) ballpark which has an average attendance of 1,400 per game. They host approximately 22 home games during their regular



SALE DETAILS

Everything you need is included.

**CREEMES AND FOOD**

The sale of the creemee and food side includes:

- The commercial real estate located at 320 State Street, Montpelier, VT 05602
- All of the furniture, fixtures, equipment, and current inventory at the time of sale*.
- All tangible and non-tangible business assets.

*Inventory value TBD at the time of sale

**WOOD PELLETS**

The sale of the wood pellet side includes:

- 2019 GMC Sierra 2500HD Crew Cab
- 2 Pellet Haulers
- 2 Pallet Jacks
- 6 Ton Forklift
- Pellet Inventory*
- 150-200 Person Customer List/Book of Business

*Inventory value TBD at the time of sale

**ADDITIONAL INFORMATION**

The Dairy Creme will stay open until the transfer of ownership to not lose the active customer base.

Separation of the creemee/food side and the wood pellet side is not preferred at this time.

FURNITURE | FIXTURES | EQUIPMENT

Large Equipment (Assessed and valued by Acana Northeast)						
DESCRIPTION	DETAILS	NEW VALUE	TOTAL NEW VALUE	CURRENT VALUE	TOTAL CURRENT VALUE	QTY.
ELECTRO FREEZE 9 FLAVOR FUZIONATE	D2U-5414	\$43,420.00	\$43,420.00	\$27,354.00	\$27,354.00	1
ELECTRO FREEZE GEN 5400	C2W-978	\$47,175.00	\$47,175.00	\$29,717.00	\$29,717.00	1
ELECTRO FREEZE GES 5400	K3D-2677	\$47,175.00	\$94,350.00	\$29,717.00	\$59,434.00	2
ELECTRO FREEZE GES-5099		\$36,670.00	\$36,670.00	\$36,670.00	\$36,670.00	1
BUNN DOUBLE		\$17,700.00	\$17,700.00	\$850.00	\$850.00	1
ELECTRO FREEZE CS705		\$30,240.00	\$30,240.00	\$15,120.00	\$15,120.00	1
DOUBLE AUTOFRY		\$8,000.00	\$8,000.00	\$4,000.00	\$4,000.00	1
Ice Machine					\$1,100.00	1
TOTAL					\$174,245.00	



FURNITURE | FIXTURES | EQUIPMENT

Freezers and Coolers (Assessed and valued by Acana Northeast)					
DESCRIPTION	NEW VALUE	TOTAL NEW VALUE	CURRENT VALUE	TOTAL CURRENT VALUE	QTY
NORLAKE DIPPING CABINET HATCH 4'	\$1,630.00	\$1,630.00	\$815.00	\$815.00	1
BEVERAGE AIR PIZZA 6'	\$6,000.00	\$6,000.00	\$3,000.00	\$3,000.00	1
1 TRUE 24 CU FOOT FREEZER	\$3,822.00	\$7,644.00	\$1,911.00	\$3,822.00	2
TRUE FREEZER 26 CU	\$5,228.00	\$5,228.00	\$2,614.00	\$2,614.00	1
½ GLAS DOOR FREEZER BEVERAGE AIR	\$3,400.00	\$3,400.00	\$1,700.00	\$1,700.00	1
ARCTIC AIR 49 CU	\$2,600.00	\$5,200.00	\$1,300.00	\$2,600.00	2
FRIDGEAIR/CARVEL 36" FREEZER	\$1,300.00	\$2,600.00	\$650.00	\$1,300.00	2
1 FULL DOOR FRIDGE GLASS DOOR	\$3,050.00	\$3,050.00	\$1,525.00	\$1,525.00	1
SLIDING GLASS CHEST FREEZER 6'	\$4,380.00	\$4,380.00	\$2,190.00	\$2,190.00	1
Undercounter Refrigerator				\$800.00	1
TOTAL				\$20,366.00	



FURNITURE | FIXTURES | EQUIPMENT

Small Equipment (Assessed and valued by Acana Northeast (for applicable items))					
DESCRIPTION	NEW VALUE	TOTAL NEW VALUE	CURRENT VALUE	TOTAL CURRENT VALUE	QTY
Restaurant POS Register with 6 TV Monitors, 3 Bump Bars, epics, splitters, and a Backoffice Computer				\$5,000.00	1
Credit Card Machine				\$200.00	1
Restaurant Pager Systems with 18 Pagers				\$775.00	1
Coin Counter				\$350.00	1
Currency Counter				\$650.00	1
FS 2 SERVER PRODUCT W. PUMP	\$520.00	\$520.00	\$260.00	\$260.00	1
CAN PUMP SERVER	\$180.00	\$180.00	\$90.00	\$90.00	1
DOUBLE WARMER PUMP AND	\$1,040.00	\$1,040.00	\$520.00	\$520.00	1
DOUBLE BOWL HOT FUDGE SERVER 3 PUMPS ONE LADEL	\$1,040.00	\$2,080.00	\$520.00	\$1,040.00	2
TRIPS SERVER DIPS	\$480.00	\$960.00	\$240.00	\$480.00	2
RAZZEL BLENDER	\$800.00	\$800.00	\$400.00	\$400.00	1
RAZZEL SPOON	\$800.00	\$800.00	\$400.00	\$400.00	1
SERVER KNOCK OFF	\$800.00	\$800.00	\$400.00	\$400.00	1
PANASONIC MICROWAVE	\$160.00	\$160.00	\$80.00	\$80.00	1
Driveway Blower				\$400.00	1
Waffle Iron Set Up				\$400.00	1
Edlund 270 Two-Speed Electric #10 Can Opener	\$800.00	\$800.00	\$400.00	\$400.00	1
2 Commercial Grade Sheet Pan Racks with Pans				\$300.00	2

Continued...

FURNITURE | FIXTURES | EQUIPMENT

Small Equipment - Continued (Assessed and valued by Acana Northeast (for applicable items))					
DESCRIPTION	NEW VALUE	TOTAL NEW VALUE	CURRENT VALUE	TOTAL CURRENT VALUE	QTY
Commercial Bakers Oven				\$1,000.00	1
20 QT HOBART MIXERS	\$8,000.00	\$8,000.00	\$4,000.00	\$4,000.00	1
Stainless Steel Inserts, Miscellaneous Stainless Steel Ladels, Scoops, Cups, etc.				\$250.00	1
A FRAME ELECTRO FREEZE	N/A	N/A	\$800.00	\$800.00	1
A FRAME ELECTRO FREEZE	N/A	N/A	\$800.00	\$800.00	1
FULL SIZE BAIN MARIE	\$600.00	\$600.00	\$300.00	\$300.00	1
TOTAL				\$19,295.00	



FURNITURE | FIXTURES | EQUIPMENT

Furniture/Fixtures (Assessed and valued by Acana Northeast (for applicable items))					
DESCRIPTION	NEW VALUE	TOTAL NEW VALUE	CURRENT VALUE	TOTAL CURRENT VALUE	QTY
3 BAY SINK	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	1
JACKSON DISHWASHER DISHSTAR HT	\$6,600.00	\$6,600.00	\$3,300.00	\$3,300.00	1
HANDWASHING SINK	\$300.00	\$300.00	\$150.00	\$150.00	1
WALK IN FREEZER 18 X 8	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	1
Airdyne Glycol Cooler				\$1,000.00	1
18 EMPLOYEE LOCKERS	\$800.00	\$800.00	\$400.00	\$400.00	1
4' Stainless Steel Table				\$150.00	1
ALWAY CAN BY GRANTS 12 ROLLING DISPENSER	\$3,500.00	\$3,500.00	\$1,750.00	\$1,750.00	1
27" 9 Shelf #10 Can Rack				\$300.00	1
Exterior Picnic Table				\$1,400.00	2
Exterior Bench				\$800.00	4
Roll-Around Racks				\$500.00	5
4 Commerical Garbage Receptacles				\$1,200.00	4
20' Sea Storage Container				\$4,000.00	1
Hand Truck				\$100.00	1
Three 4' Aluminum Dunnage Racks and 1 Plastic Dunnage Rack				\$100.00	4
6 FT STAINLESS STEEL COUNTER	\$1,400.00	\$1,400.00	\$700.00	\$700.00	1
½ VAULT	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	1
TOTAL				\$27,950.00	

FURNITURE | FIXTURES | EQUIPMENT

Wood Pellet Equipment	
Item	Value
2019 GMC Sierra 2500HD Crew Cab SLE 4WD (NADA Value)	\$45,000.00
1 - Ton Hauler	\$3,000.00
2 - Ton Hauler	\$3,000.00
Gas Powered Pallet Jack	\$4,000.00
DC Powered Pallet Jack	\$2,000.00
6 Ton Forklift	\$10,000.00
TOTAL	\$67,000.00



FURNITURE | FIXTURES | EQUIPMENT

Furniture, Fixtures, and Equipment Totals	
Equipment Category	Value
Pellet Equipment	\$67,000.00
Large Equipment	\$174,245.00
Freezers and Coolers	\$20,366.00
Small Equipment	\$19,295.00
Furniture/Fixtures	\$27,950.00
TOTAL	\$308,856.00
<p>Additional Items Conveying:</p> <ul style="list-style-type: none"> • Multiple smaller items of furniture/fixtures, tools, equipment, accessories, etc. • Website • Name/Logo • Signage • Other miscellaneous items necessary for successful day-to-day operations. 	



YOU CAN'T BUY
HAPPINESS...
 BUT YOU CAN BUY
ICE CREAM, AND
 THAT'S PRETTY MUCH
THE SAME THING!

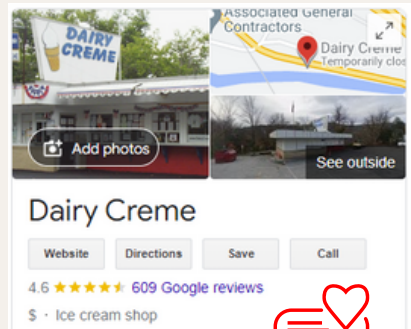
-UNKNOWN

REVIEWS

What people have to say...

"The place is Great! They have a great system of taking orders and delivering the food and ice cream to keep the line moving quickly! The prices are good for the size of the serving that we received. I was really impressed with the serving and the amount of toppings that came with the large sundaes we enjoyed. I was just passing through, but I would go way out of my way to stop there again! Both my wife and I were really happy with the ice cream in the delicious sundaes and look forward to coming back again soon!!!"

–Warren B. Summer 2023



**4.6 STAR
AVERAGE FROM
UNSOLICITED
REVIEWS**

"I asked for a large chocolate/vanilla twist creemee and said "make it huge", I got this beautiful, creamy and delicious treat! I will never go anywhere else! Everyone who worked there that I had contact with, were SUPER nice! If I could give this place a million stars, I would. Oh yes, they have burgers and things as well. GO HERE!"

–Abby B. Summer 2023

NEXT STEPS

For more information...

Print the non-disclosure agreement on our website at dairycreme.com/forsale and submit the completed NDA along with proof of funds (bank statement for cash purchases or a pre-approval letter from a financial institution) using the form on that page.

Upon providing those items, you will have access to information regarding income and revenue, the real estate, and you can schedule a showing.

We look forward to working with you,
The Dodge Family