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Gilbertsville Nonprofit Requests Business Proposals for Historic Storefront

Community-focused, foot traffic-generating venture sought for rent-remediated space

GILBERTSVILLE: The Village Improvement Society Gilbertsville, a registered nonprofit, announces its search for business owners and investors to submit proposals and business plans for the available space in the historic Gilbert Block building it owns and manages. The 1200 square-foot space, most recently a grocery store, has been vacant since July, 2020. A five-year lease for the space is sought. The Village Improvement Society, a volunteer community organization, intends to select a proposal that will benefit the community and help anchor the local economy while also preserving the historic character of the space and the building as a whole.

Founded in 1886, the Village Improvement Society (VIS) has long history of accomplishing projects that enhance Gilbertsville's economy, community, and quality of life. Most recently, it coordinated over a dozen volunteers and ten separate construction professionals to rehab a neighboring space, which is now the thriving Five Kids Bakehouse, operational since June of 2021. "The response from the community has been just phenomenal," states VIS President Greg Watson. "And people are coming from out of town, too. We can't wait to find a venture that's a good fit for this space as well."

In order to defray startup expenses, the VIS offers an introductory lease structure of \$350/mo, rising to \$500/mo over the course of the five-year term. Parties interested in submitting a proposal must have:

- An EIN, aka Employer Identification Number, or Taxpayer ID number
- An intention to conduct business face-to-face, with live human beings
- An intention to leave the historic character of the space intact, including the original shelving and counter
- A business plan covering the first five years in operation
- Willingness and availability of capital to invest in the building

The full request for proposals can be viewed at www.visgilbertsville.org/rfp. Proposals, including a letter of intent (LOI) and the aforementioned business plan, may be submitted to kpstrain1@gmail.com no later than December 1st, 2021. The business will be expected to open to the community by June 1st, 2022.