

Premier Downtown Investment Opportunity

401 Main Street, Bennington, Vermont



Located in the heart of Bennington, the state's first town and a gateway to Vermont, this iconic building is centrally located at the downtown's major intersection. Highly visible, and ripe for redevelopment, the former M&T Bank property is now available for purchase. **This property is priced to sell at \$830,000— only \$63/square foot!** Please be in touch to schedule a first-hand tour. Opportunity abounds!



For more information, please contact:

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208 FLYNN AVE., STUDIO 2i
BURLINGTON, VT 05401

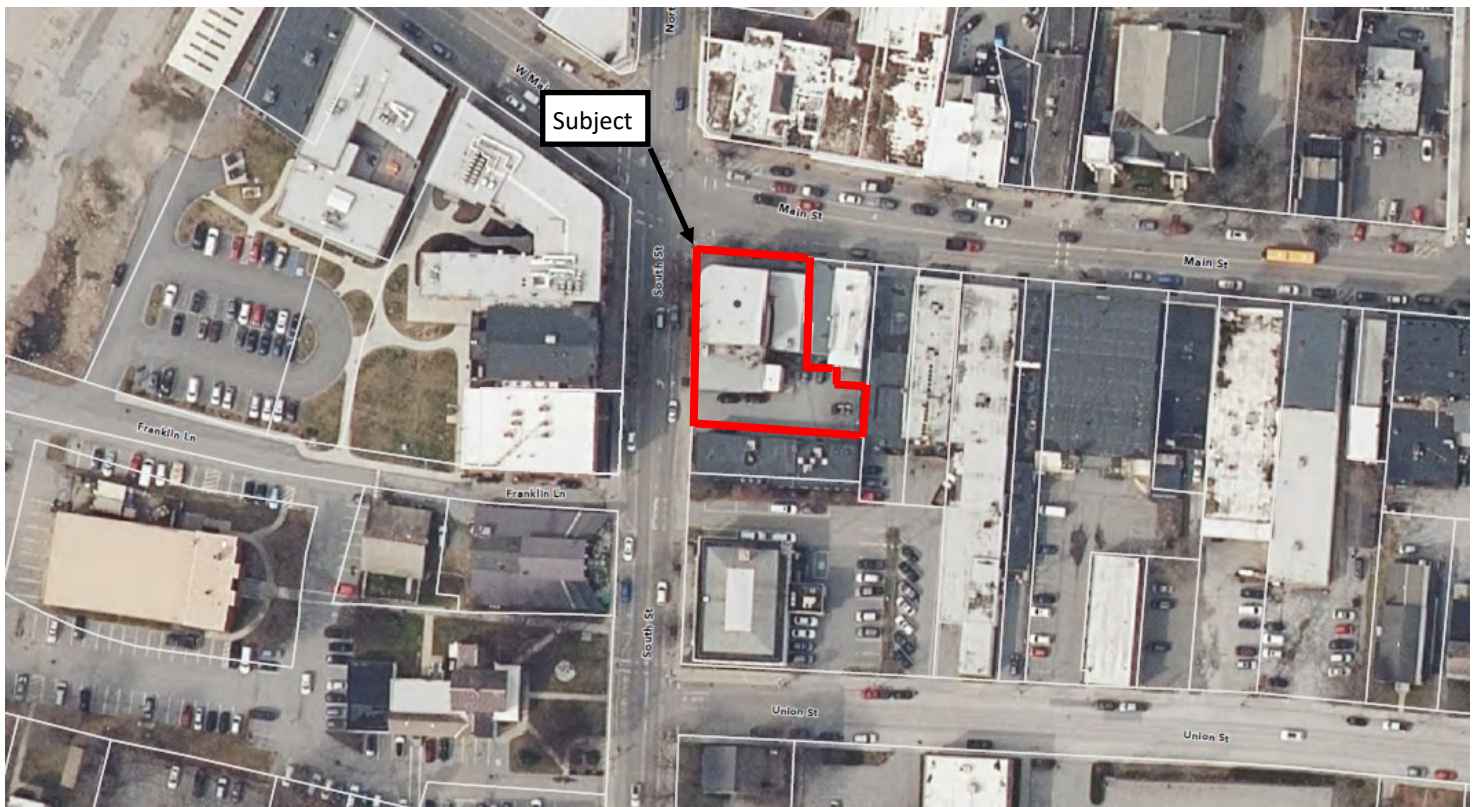
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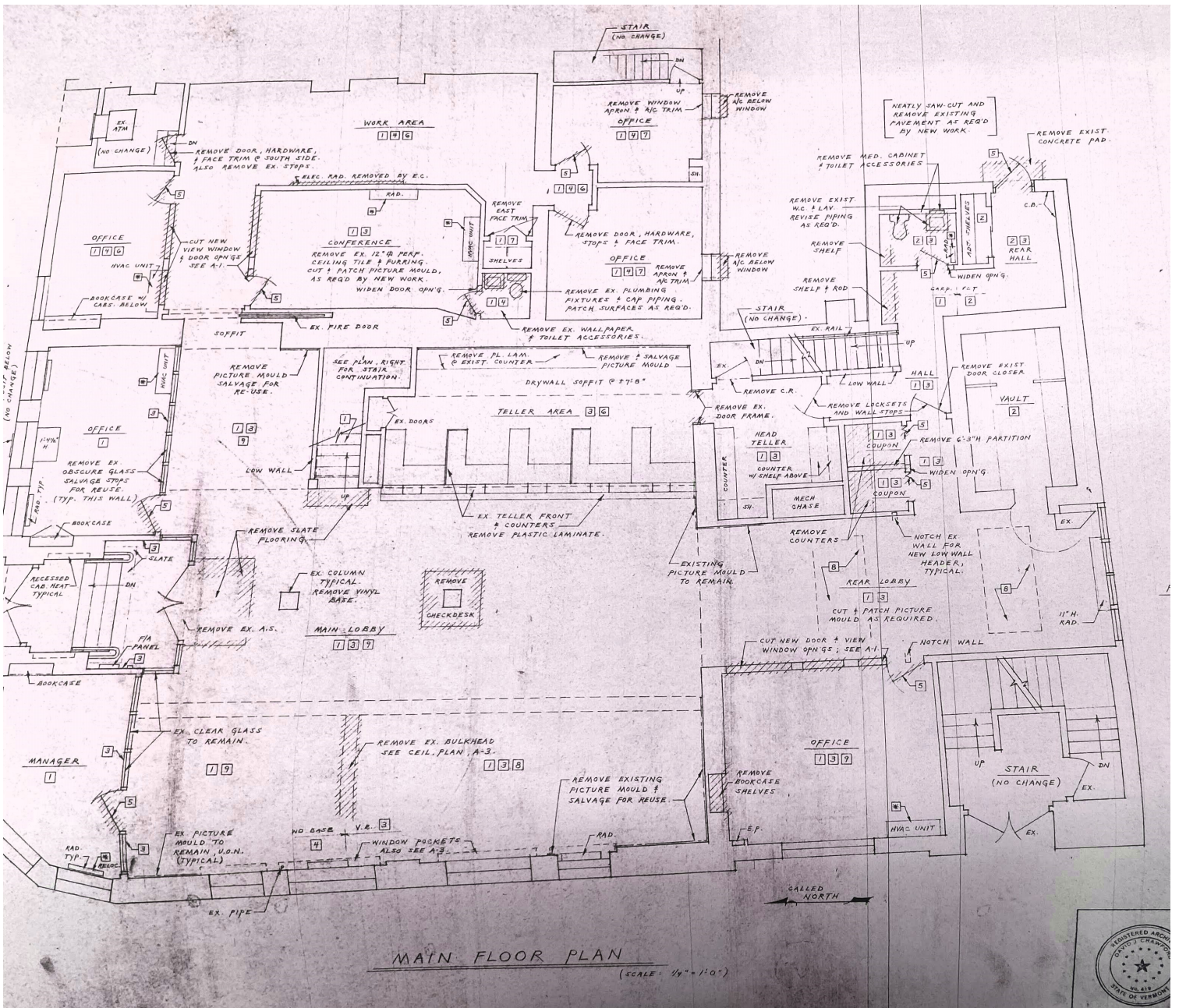
Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to lease or sell.

Property Summary

Lot Size: 11,326+/- sf, 0.260+/- acres
Building Size: 13,204+/- square feet
Parcel ID: 50564000
Frontage: Main Street— 81 feet
South Street— 285 feet
Exposure: Excellent
Parking: Street/Public Minimal on-site
Utilities: Green Mountain Power, Natural gas & propane, municipal water & sewer
Topography: Level
Zoning: Downtown:Central Business District
Year Built: 1886, renovated 2011
Assessment: \$749,100 (equalization rate @ 76.24% = \$982,500)
Property Tax: 3.2160% /\$24,091

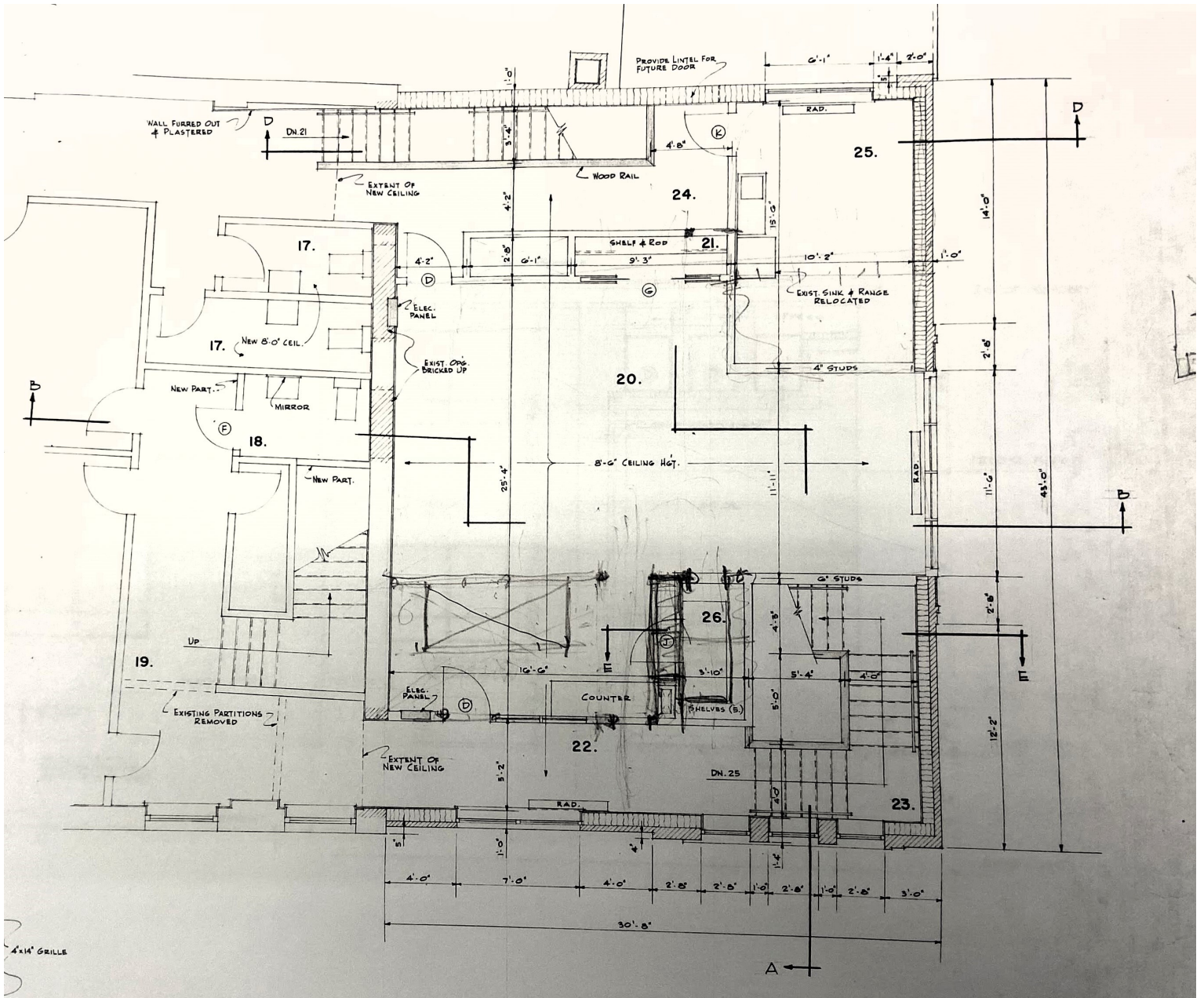
Stories: Three plus basement
Foundation: Poured concrete and stone
Frame: Masonry
Exterior: Brick
Windows: Combination
Roof: Rubber membrane
HVAC: RTU's and hot water boiler
Plumbing: Mixture— only one is fully ADA compliant
Clearance: 8' to 10'
Miscellaneous: Former bank with full-service operations. First floor includes teller stations, private offices, safe, and other related public service areas. Second floor includes private offices. Third floor is unfinished.
Occupants: Vacant except for 1,067 sf leased to the Olin Scott Fund. Lease expires 12-31-2024, no renewals. Rent is \$500/month gross.





Main/First Floor





Second Floor









401 Main Street, Bennington, Vermont

V/T Commercial is pleased to offer this premier property for sale at **\$830,000**. This property is ideal for redevelopment and or an owner/user who can take advantage of its great location and variety of potential uses.

Contact information:

Linda I. Letourneau linda@vtcommercial.com 802.343.2107

Tony Blake tony.blake@vtcommercial.com 802.343.0119

This offer to sell is subject to errors and omissions and change or withdrawal without notice. The acceptance or rejection of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All prospective purchasers are encouraged to seek professional advice and perform their own due diligence.





Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

Declined to sign