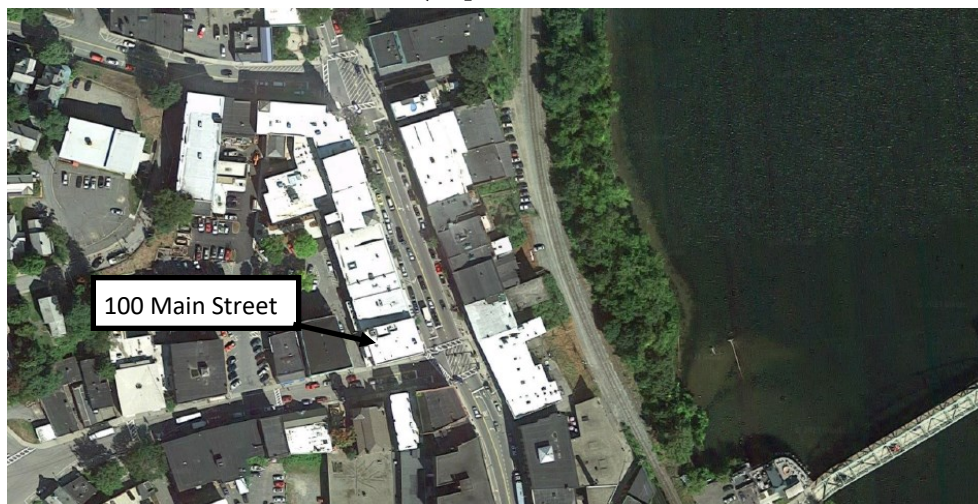


# Location, Location, Location!

## 100 Main Street, Brattleboro, Vermont



This impressive commercial building is located at ground zero in Downtown Brattleboro. Being at the corner of Main and Elliot Streets, this property enjoys a prominent location in the town's urban center. Dubbed one of the "best small towns in America," Brattleboro offers a cultural, food and shopping oasis along the banks of the Connecticut River. Countless opportunities await the next owner of this property, primed for redevelopment! Aggressively offered for sale significantly below assessed value at **\$1,060,000 or \$70/square foot!**



For more information, please contact:

**Tony Blake 802.864.2000 X 1**  
[tony.blake@vtcommercial.com](mailto:tony.blake@vtcommercial.com)

**Linda I. Letourneau 802.864.2000 X 3**  
[linda@vtcommercial.com](mailto:linda@vtcommercial.com)

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

[www.vtcommercial.com](http://www.vtcommercial.com)

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

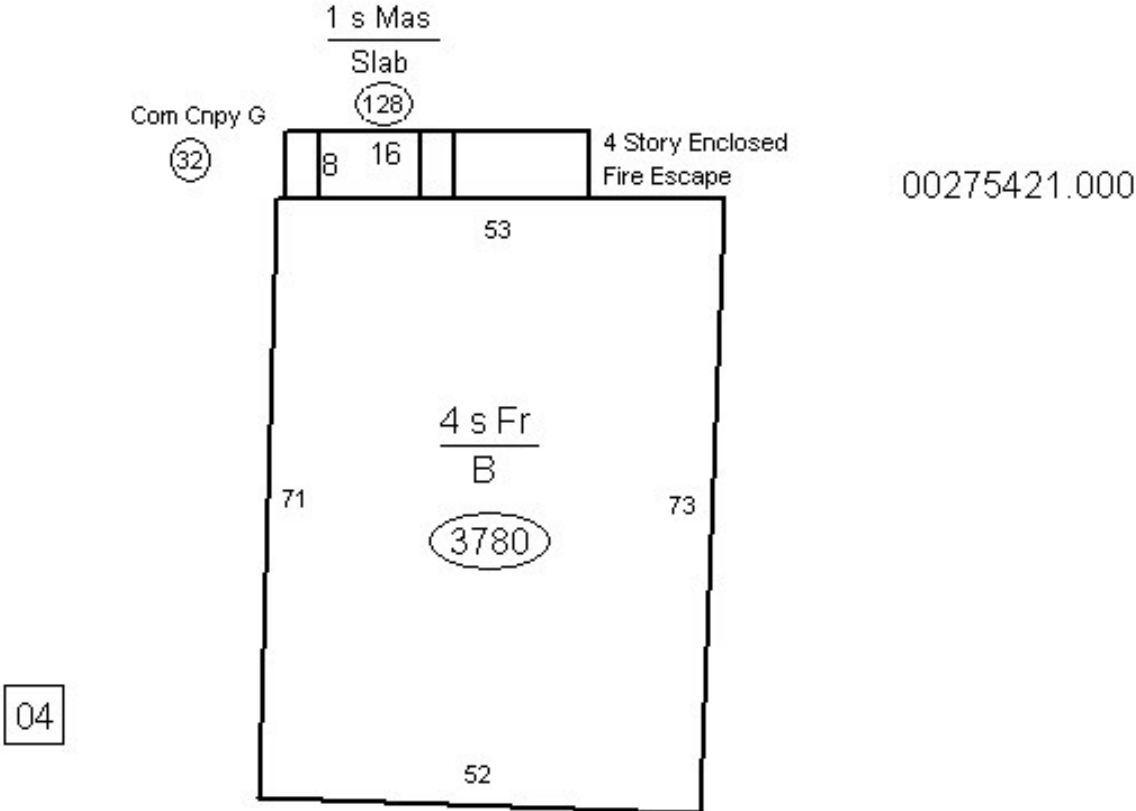
# Property Summary

**Lot Size:** 3,920 +/- sf, 0.090 +/- acres  
**Building Size:** 15,120 +/- square feet  
**Parcel ID:** 081-025-11212  
**Frontage:** Main Street— 68 feet  
Elliot Street— 116 feet  
**Exposure:** Excellent  
**Parking:** Street/Public  
**Utilities:** Green Mountain Power, propane, municipal water & sewer  
**Topography:** Level  
**Zoning:** Urban Center District  
**Year Built:** Unstated  
**Assessment:** \$1,519,550 (equalization rate @ 86.65% = \$1,753,664)  
**Property Tax:** 3.1269% /\$47,515 estimate

**Stories:** Four plus basement  
**Foundation:** Concrete  
**Frame:** Masonry  
**Exterior:** Brick  
**Windows:** Fixed multiple pane  
**Roof:** Rubber membrane  
**HVAC:** RTU's and hot water boiler  
**Plumbing:** Multiple bathrooms  
**Clearance:** Varies  
**Miscellaneous:** Former bank with full-service operations. First floor includes teller stations, private offices, safe, and other related public service areas. Second and third floors include private offices. Fourth floor is leased.  
**Occupants:** Windham County State's Attorney offices; 3,700 sf, 4th floor. Gross rental rate of \$16.99/sf. Initial term expires 8.31.26. A copy of the lease is available for review.

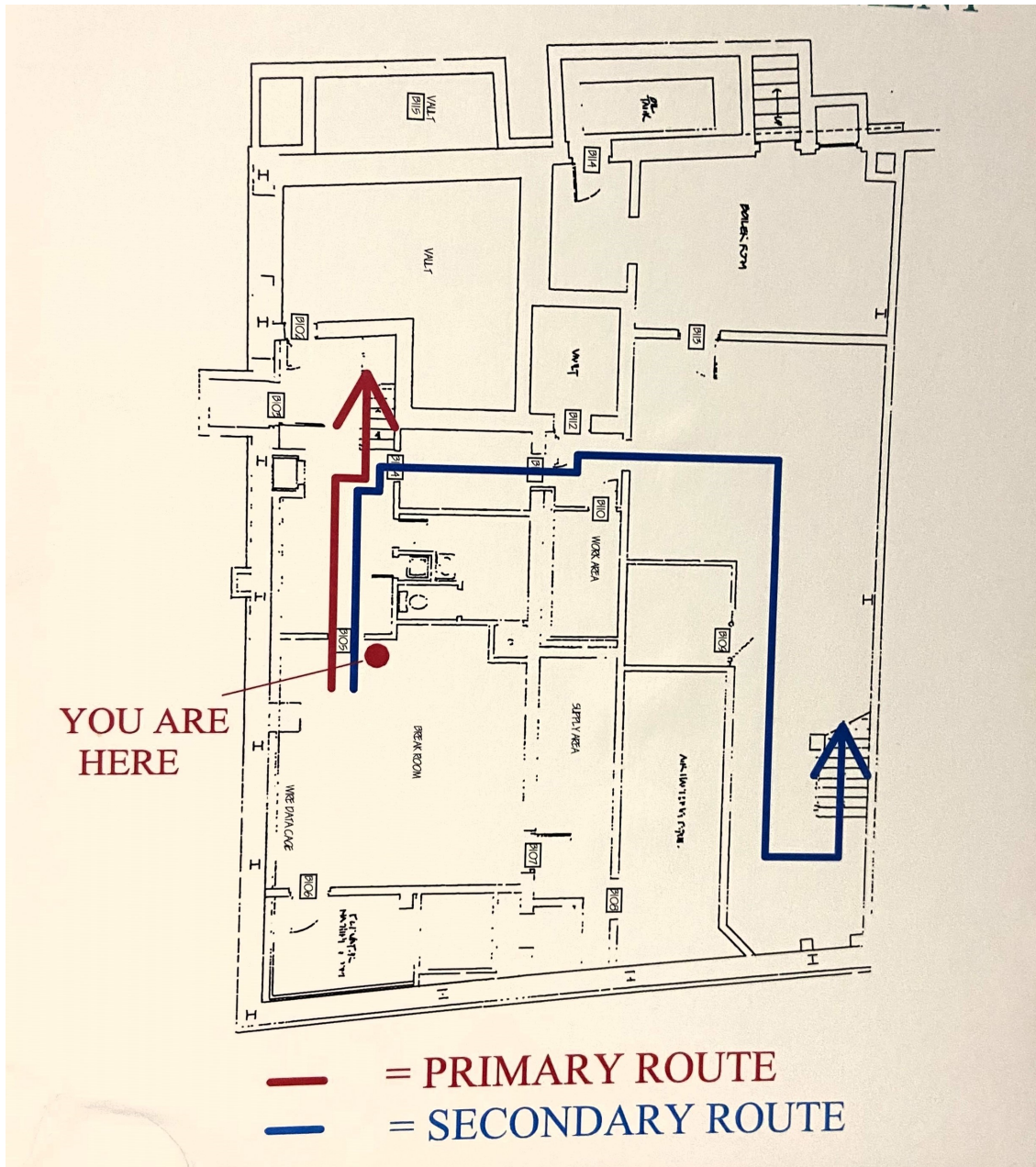


# 100 Main Street



**Building Sketch**

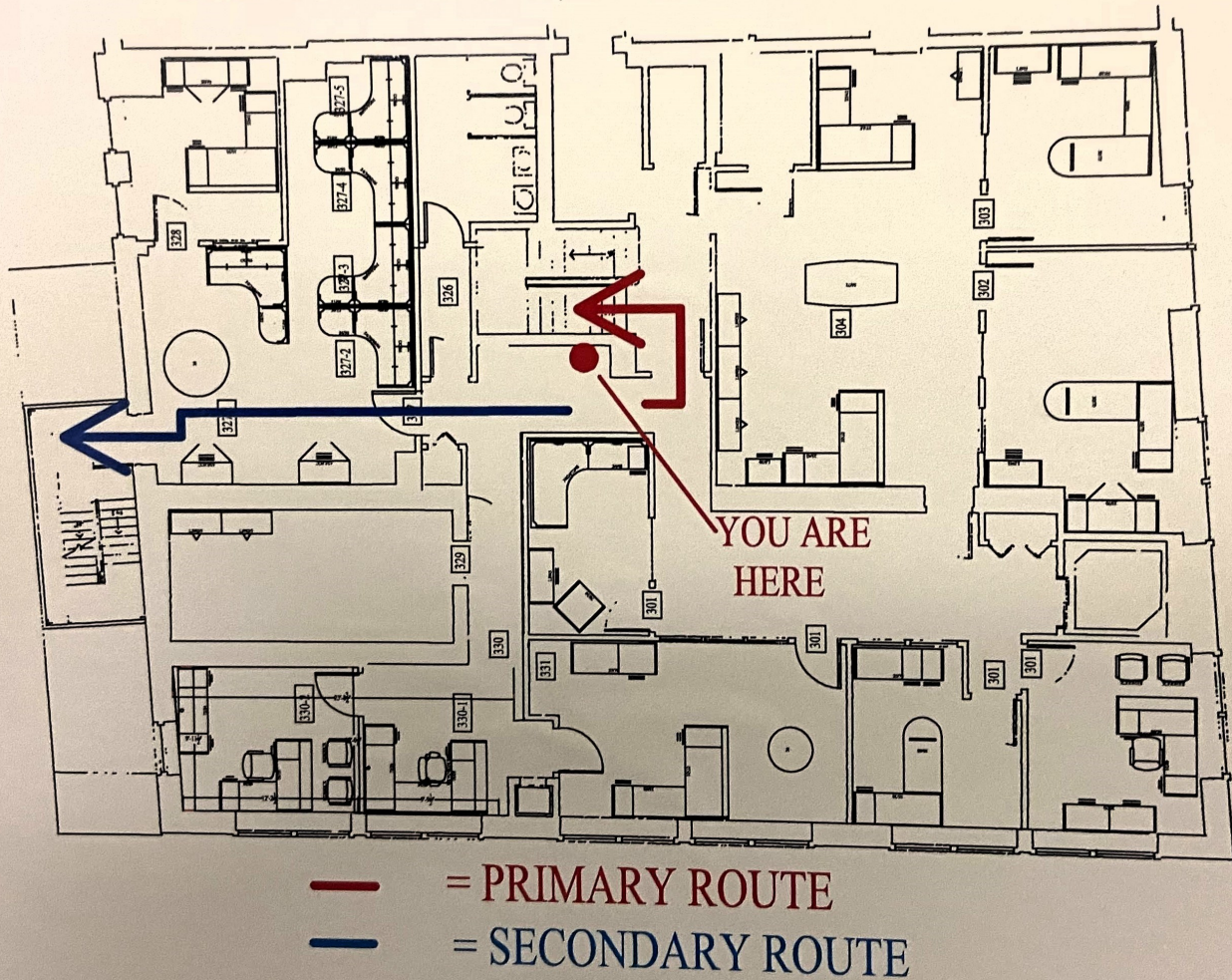




### Basement Floor Plans



# EMERGENCY EVACUATION ROUTES CHITTENDEN BANK - 100 MAIN ST. BRATTLEBORO, VT - THIRD FLOOR



## Second Floor Plans





# Property Card: MAIN STREET 0100

Town of Brattleboro, VT



**Proval PIN:** 00275421.000  
**Parcel Number:** 00275421.000  
**Parent Parcel Number:** N/A  
  
**Owner:** PEOPLES UNITED BANK  
**Co-Owner:**  
**Mailing Address:** C/O M&T BANK  
 BUFFALO, NY 14203  
**Tax ID:** 081-025-11212  
**Property Class:** 334 - Bank Buildings  
**Jurisdiction:** 025  
**Area:** 081

## SITE DESCRIPTION

<b>Topography:</b> Level	<b>Land Type:</b> Primary Commercial
<b>Electric:</b> Y	<b>Street or Road:</b> Paved
<b>Gas:</b> N/A	<b>Legal Acres:</b> 0.09
<b>Water:</b> Y	
<b>Sewer:</b> Y	

## VALUATION RECORD

Assessment Year				04/01/2009	04/01/2010
Reason for Change				2009	2010
Valuation Market	L			\$192,400	\$168,750
	B			\$1,248,100	\$1,350,800
	T			\$1,440,500	\$1,519,550
Valuation Assessed	L			\$0	\$168,750
	B			\$1,440,500	\$1,350,800
	T			\$1,440,500	\$1,519,550

## SALE HISTORY

<b>Sale Price 1:</b> \$0 <b>Sale Date 1:</b> 12/30/1900 <b>Book / Page:</b> 60 583 <b>Grantor:</b> NOT AVAILABLE	<b>Sale Price 2:</b> <b>Sale Date 2:</b> <b>Book / Page:</b> <b>Grantor:</b>
---	---

## SUMMARY OF IMPROVEMENTS

<b>ID:</b> C01	
<b>Use:</b> Bank, Central <b>Grade:</b> Avg <b>Const Type:</b> <b>Building Type:</b> Bank, Central:001 <b>Stories:</b> 4 <b>Exterior:</b> <b>Year Built:</b> 1900 <b>Condition:</b> normal for age <b>Fin Size SF:</b> <b>Foundation:</b> <b>Frame:</b> <b>Roof Desc:</b> 1 <b>Roof Material:</b> <b>Central AC:</b>	<b>Heating:</b> <b>Bsmt SF:</b> <b>Fin Bsmt SF:</b> <b>Fireplace:</b> <b>Num Rooms:</b> 0 <b>Num Bedrooms:</b> <b>Num Full Baths:</b> 0 <b>Num Half Baths:</b> <b>Enclosed Porch SF:</b> 288 <b>Open Porch SF:</b> <b>Deck SF:</b> <b>Att. Garage SF:</b> N/A <b>Det. Garage SF:</b> N/A <b>Att. Carport SF:</b> N/A

## OUTBUILDINGS

<b>ID:</b> C01 <b>Outbuilding 1:</b> Commercial Canopy - Good <b>Outbuilding 2:</b> EFP <b>Outbuilding 3:</b> EFP/ <b>Outbuilding 4:</b> Elevator-Commercial MS
---







# 100 Main Street, Brattleboro, Vermont

V/T Commercial is pleased to offer this premier property for sale at **\$1,060,000**. 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](mailto:linda@vtcommercial.com) 802.343.2107

**Tony Blake** [tony.blake@vtcommercial.com](mailto: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