

# FOR SALE

## BUILDING WITH DRIVE THRU!

50 Main Street, Windsor , VT



VT Commercial is pleased to offer to the market this boutique style building with drive thru lanes. A former M&T Bank location with two drive up lanes. Prime location right on Main Street into downtown Windsor. Single story with brick facade and a nicely landscaped yard add to its curb appeal. Open floor plan with a couple of built out rooms on the main level while the downstairs offers a large training room, kitchenette and utility rooms. 3 phase power, 220/208, Oil heat. Shingle roof. Easy to find location. On site parking lot. Potential for expansion or conversion development. Safety deposit boxes and safes included in the sale. RE Taxes \$ 19,949.

**SIZE:**

2560 SF plus basement on 1.29 acres

**PERMITTED USE:**

Central Business District

**PRICE:**

\$750,000

**AVAILABLE:**

Immediately

**PARKING:**

On-site

**LOCATION:**

50 Main Street, Windsor VT

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



For more information, please contact:

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BURLINGTON, VT 05401

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











PAYABLE TO:  
MAIL TO:

# Town Of Windsor

29 Union Street  
Windsor VT 05089

THIS IS THE ONLY BILL YOU WILL RECEIVE. PLEASE FORWARD TO NEW OWNER IF PROPERTY IS SOLD.

## TAX BILL

(802) 674-6788

PARCEL ID	BILL DATE	TAX YEAR
560048.000	07/24/2025	2025-2026

TAXES UNPAID AFTER THE DUE DATE ARE DELINQUENT.  
POSTMARKS ARE NOT ACCEPTED AS TIMELY PAYMENT

Description: BLDGS/L  
Location: 50 MAIN ST

SPAN # 768-244-12527	SCL CODE: 244
TOTAL PARCEL ACRES	1.29

FOR INCOME TAX PURPOSES

OWNER **PEOPLE'S UNITED BANK**  
C/O M&T BANK CORPORATE SERICES 18TH FLR  
ONE M&T PLAZA  
BUFFALO NY 14203

ASSESSED VALUE	NONHOMESTEAD
REAL <span style="float: right;">777,920</span>	777,920
<b>TOTAL TAXABLE VALUE</b> <span style="float: right;"><u>777,920</u></span>	<u>777,920</u>
<b>GRAND LIST VALUES</b> <span style="float: right;"><b>7,779.20</b></span>	<b>7,779.20</b>

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	1.3158	x7,779.20=	10,235.87	NON HOMESTEAD EDUCATION	1.1953	x7,779.20=	9,298.48
OUTSIDE AGENCIES	0.0508	x7,779.20=	395.18	1.7030 (state rate) / 142.47% (CLA ÷ SA) = 1.1953			
EXEMPTION RECOVERY	0.0025	x7,779.20=	19.45	<b>TOTAL EDUCATION TAX</b> 9,298.48			
<b>TOTAL MUNICIPAL TAX</b> 10,650.50				<b>EDUCATION STATE PAYMENT</b> 0.00			
<b>MUNICIPAL STATE PAYMENT</b> 0.00				<b>EDUCATION NET TAX DUE</b> 9,298.48			
<b>MUNICIPAL NET TAX DUE</b> 10,650.50				<b>TOTAL NET TAX DUE</b> 19,948.98			

Payments	
1	09/09/2025 9,974.49
2	02/10/2026 9,974.49

TAX SUMMARY	
Municipal + Education	
<b>TOTAL TAX</b>	<b>19,948.98</b>
<b>TOTAL STATE PAYMENT</b>	<b>0.00</b>
<b>TOTAL NET TAX DUE</b>	<b>19,948.98</b>

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

**Town Of Windsor**  
TAX YEAR 2025-2026

**Town Of Windsor**  
TAX YEAR 2025-2026

1ST PAYMENT DUE	
09/09/2025	
OWNER NAME	
PEOPLE'S UNITED BANK	
PARCEL ID	
560048-000	
<b>AMOUNT DUE</b>	9974.49
<b>AMOUNT PAID</b>	

ANY INSTALLEMNT NOT PAID WITHIN 60 DAYS OF DUE DATE BEARS INTEREST OF 1% PER MONTH ON APRIL 13, 2026 A PENALTY OF 8% SHALL BE APPLIED. AFTER MAY 15, 2026 INTEREST OF 1.5% PER MONTH

2ND PAYMENT DUE	
02/10/2026	
OWNER NAME	
PEOPLE'S UNITED BANK	
PARCEL ID	
560048-000	
<b>AMOUNT DUE</b>	9974.49
<b>AMOUNT PAID</b>	

ANY INSTALLEMNT NOT PAID WITHIN 60 DAYS OF DUE DATE BEARS INTEREST OF 1% PER MONTH ON APRIL 13, 2026 A PENALTY OF 8% SHALL BE APPLIED. AFTER MAY 15, 2026 INTEREST OF 1.5% PER MONTH



**Table 2.6 Central Business District (CB)**

**(A) Purpose:** The purpose of the Central Business District is to promote a mix of retail, personal, professional, civic and residential uses at high densities in Windsor’s traditional downtown in a manner that maintains and enhances the area’s historic character and economic vitality.

**(B) Permitted Uses: (Requires Permit) (See Section 6.0). (\*\* Requires Site Plan Review)**

1. Accessory Dwelling (see Section 3.1)
2. Accessory Use/Structure (residential)
3. Accessory Use/Structure (non-residential)\*\*
4. Bed and Breakfast \*\*
5. Bank \*\*
6. Community Center \*\*
7. Cultural Facility \*\*
8. Group Home (see Section 4.4)
9. Home Child Care Facility (6 or fewer children, full-time – see Section 3.12)
10. Home Occupation (see Section 3.11)
11. Home Business (see Section 3.11) \*\*
12. Indoor Recreational Facility \*\*
13. Multi-Family Dwelling \*\*
14. Passenger Transportation Terminal \*\*
15. Personal Service \*\*
16. Place of Worship (see Section 3.17) \*\*
17. Printing Service \*\*
18. Private Clubhouse \*\*
19. Professional/Business Office \*\*
20. Public Facility (open) (see Section 3.17) \*\*
21. Restaurant \*\*
22. Retail Store/Service \*\*
23. School (see Section 3.17) \*\*
24. Self-Service Laundry \*\*
25. Single Family Dwelling
26. Two-Family Dwelling

**(C) Conditional Uses (see Section 5.3):**

1. Accessory Dwelling (see Section 3.1)
2. Bar
3. Car Wash/Detailing
4. Day Care Facility (more than 6 children full-time – see Section 3.7)
5. Enclosed Manufacturing Business
6. Gasoline Station (see Section 3.10)
7. Health Care Facility (see Section 3.17)
8. Inn
9. Mixed Use (see Section 3.14)
10. Parking Area
11. Professional School
12. Research and Development Business
13. Residential Care Facility
14. Restaurant, Drive-through
15. Temporary Shelter

**(D) Dimensional Standards (unless otherwise specified by use type):**

	<b>Class 1</b>
Minimum Lot Size	5,000 ft <sup>2</sup>
Minimum Lot Size per Family Unit	1,000 ft <sup>2</sup>
Minimum Frontage	50 ft
Minimum Front Setback	0 ft
Minimum Side Setback	0 ft
Minimum Rear Setback	0 ft
Maximum Height	60 ft
Maximum Structure Coverage	90 %

Class 1 - Municipal Sewer and Municipal or Public Water







# 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*