

Commercial Sale**5041417****Active****69-71 Elliot Street****Brattleboro****Unit/Lot...****VT 05301****Listed: 5/16/2025****\$1,150,000****Closed:****DOM: 3**

County	VT-Windham
VillDstLoc	
Year Built	1880
SqFt-Total Building	6,443
SqFt-Total Source	
SqFt-Total Available	
SqFt-Apx Building Source	Public Records
Zoning	Brattleboro
Road Frontage	TBD
Road Frontage Length	
Lot Size Acres	0.16
Traffic Count	
Loss Factor Percentage	
Vacancy Factor	

Taxes TBD	No
Tax Year Notes	
Tax Annual Amount	\$18,591.64
Tax Year	2024
Gross Income	\$140,220
Operating Expense	
Net Income	

[Schedule a Showing](#)

Property Panorama VTour

Delayed Showing No
Date - Showings Begin
Sub Property Type Multi-Family

Directions Please use GPS

Remarks - Public Prime commercial opportunity in the heart of downtown Brattleboro. This mixed-use property features seven residential apartments on the upper levels and five ground-floor commercial units. Two retail spaces have direct frontage on Elliot Street, offering strong visibility, while three others open onto the Harmony Lot pedestrian area, a centrally located public parking and business zone. The building offers a diverse income stream through a combination of residential and commercial tenants. Tenants benefit from proximity to shops, municipal services, public parking, and local transit routes. The property has a consistent rental history and is served by town water and sewer. This is an opportunity to acquire a multi-unit downtown building with established income and future upside potential. Showings by appointment only.

STRUCTURE

Building Number	
Total Units	12
# of Stories	
Divisible SqFt Min	
Divisible SqFt Max	
List \$/SqFt Total Available	

Basement No
Basement Access Type

Ceiling Height
Total Elevators

Total Drive-in Doors
Door Height

Total Loading Docks
Dock Levelers
Dock Height

LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1	2	Residential	Expenses - CAM
UNIT 2	2	Residential	Expenses - Taxes
UNIT 3	2	Residential	Expense - Utility
UNIT 4	2	Residential	Expenses - Insurance
UNIT 5	2	Residential	Expenses - Management
UNIT 6	2	Residential	Expenses - Maintenance
UNIT 7	2	Residential	
UNIT 8	1	Retail	

UTILITIES

GasNatAval
Water Source Public
Sewer Public

Utilities Other
Internet High Speed Intrnt -Avail

Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

LOT & LOCATION**Submarket****Project Building Name****ROW - Length****ROW - Width****ROW - Parcel Access****ROW to other Parcel****Surveyed****Surveyed By****Waterfront Property****Water View****Water Body Access****Water Body Name****Water Body Type****Water Frontage Length****Waterfront Property Rights****Water Body Restrictions****FEATURES****Air Conditioning Percent****Sprinkler****Signage****Railroad Available****Railroad Provider****Green Verification Body****Green Verification Program****Green Verification Year****Green Verification Rating****Green Verification Metric****Green Verification Status****Green Verification Source****Green Verification NewCon****Green Verification URL****PUBLIC RECORDS****Deed - Recorded Type** Warranty**Map****Tax Rate****Deeds - Total****Block****Tax Class** Non-Homestead**Deed - Book** 359**Lot****Current Use****Deed - Page** 165**SPAN#** 081-025-11382**Land Gains****Property ID****Assessment Year****Plan Survey Number****Assessment Amount****DISCLOSURES****Foreclosed/Bank-Owned/REO** No**Financing-Current****Sale Includes**

Building Only

Financing-Possible Opt**Items Excluded****Auction**

No

Investment Info**Date - Auction****Flood Zone****Auction Time****Seasonal****Auctioneer Name****Easements****Auctioneer License Number****Covenants****Auction Price Determnd By**

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Remarks - Non-Public Buyers and their agents are responsible for conducting their own due diligence.
All information provided is believed to be reliable but is not guaranteed.

Remarks - Intra-Firm

Showing Instructions 48 Hour Notice, Appointment, Assisted Showings Reqr, Call List Agent, Showing Via Appt Service, ShowingTime 800-746-9464, Tenant Occupied, Email Listing Agent, Text List Agent
Showing Service ShowingTime

Input of Owner Name I have written permission to submit name
Owner Name A & S Realty Trust
Owner Phone

Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	Southern Vermont Realty Group	Date - MLS List	5/16/2025
Listing Office - Phone Number	Off: 802-464-2585	Date - Expiration	4/25/2026
Listing Office - Phone Number 2		Date - Active Under Contr	
List Agent - Agent Name	Erica Reynolds	Date - Pending	
List Agent - Phone Number	Phone: 802-579-8858	Date - Withdrawn	
List Agent - E-mail	erica@sovtrealtygroup.com	Date - Terminated	
List Team - Team Name		Date - Closed	
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name	Jacki J Murano	Listed in other Prop Type	No
Co List Agent - Phone Number	Cell: 802-380-3714	Primary MLS#	
Co List Agent - E-mail	jacki@sovtrealtygroup.com	Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Right
Alternate Contact - E-mail		Listing Service	Full Service
Selling Office - Office Name		Designated/Apptd. Agency	Yes
Selling Office - Phone Number		Short Sale	No
Selling Office - E-mail			
Selling Agent - Agent Name			
Selling Agent - Phone Number			
Selling Agent - E-mail			
Sell Team - Team Name			
Sell Team - Phone Number 1			
Sell Team - Team Email 1			
Co Selling Office - Office Name and Phone			
Co Selling Agent - Agent Name and Phone			

Concessions

Concession - Amount

Concession - Comments

Appraisal Complete

Appraisal Type

Appraiser

Appraiser Phone

Appraiser Email

Buyer Name

Residence

Title Company

Financing-Buyer

Contingencies

My Info: Erica Reynolds - Phone: 802-579-8858

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