

Commercial Sale  
5041417  
Active

69-71 Elliot Street  
Brattleboro  
Unit/Lot...

VT 05301

Listed: 5/16/2025  
Closed:  
DOM: 3

\$1,150,000



County  
VillDstLoc  
Year Built  
SqFt-Total Building  
SqFt-Total Source  
SqFt-Total Available  
SqFt-Apx Building Source  
Zoning  
Road Frontage  
Road Frontage Length  
Lot Size Acres  
Traffic Count  
Loss Factor Percentage  
Vacancy Factor

VT-Windham  
  
1880  
6,443  
  
Public Records  
Brattleboro  
TBD  
  
0.16

Taxes TBD  
Tax Year Notes  
Tax Annual Amount  
Tax Year  
Gross Income  
Operating Expense  
Net Income

No  
  
\$18,591.64  
2024  
\$140,220

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Schedule a Showing

Property Panorama VTour

Delayed Showing  
Date - Showings Begin  
Sub Property Type

No  
  
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

Basement  
Basement Access Type

No

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

12

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  
Sewer

Public  
Public

Utilities  
Internet

Other  
High Speed Intrnt -Aval

Fuel Company  
Phone Company  
Cable Company  
Electric Company  
Internet Service Provider

LOT & LOCATION		
Submarket	Waterfront Property	
Project Building Name	Water View	
	Water Body Access	
ROW - Length	Water Body Name	
ROW - Width		
ROW - Parcel Access	Water Body Type	
ROW to other Parcel	Water Frontage Length	
Surveyed	Waterfront Property Rights	
Surveyed By	Water Body Restrictions	

FEATURES	
Air Conditioning Percent	Green Verification Body
Sprinkler	Green Verification Progrm
Signage	Green Verification Year
	Green Verification Rating
Railroad Available	Green Verification Metric
Railroad Provider	Green Verification Status
	Green Verification Source
	Green Verification NewCon
	Green Verification URL

PUBLIC RECORDS		
Deed - Recorded Type	Warranty	Tax Rate
Deeds - Total		Tax Class
Deed - Book	359	Non-Homestead
Deed - Page	165	
	Map	Current Use
	Block	Land Gains
	Lot	
	SPAN# 081-025-11382	Assessment Year
Property ID		Assessment Amount
Plan Survey Number		

DISCLOSURES		
Foreclosed/Bank-Owned/REO	No	Financing-Current
Sale Includes	Building Only	Financing-Possible Opt
Items Excluded		Auction
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 Reqrd, 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			
List Office - Office Name	Southern Vermont Realty Group	Date - MLS List	5/16/2025
List Office - Phone Number	Off: 802-464-2585	Date - Expiration	4/25/2026
List 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		List Type	Exclusive Right
Alternate Contact - E-mail		List 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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