

# Multi-Use Flex Investment Property

## 629 & 647 Putney Road, Brattleboro, Vermont



V/T Commercial is pleased to present this commercial campus of two high profile properties located just off Interstate 91 in Brattleboro, Vermont. These unique properties have served as the operation center for M&T Bank as well as a free-standing bank branch including teller stations and drive-through. Collectively, the two buildings comprise approximately 51,694+/- square feet on 3.93+/- acres. This location enjoys excellent access and exposure, as well as close proximity to all major thoroughfares and countless retail and service amenities.

The property is exclusively listed for sale at an exceptionally attractive price of **\$2,600,000 (\$50/SF)**. Reach out today for more details and/or a tour of the facility.

The balance of this prospectus will provide more specific details concerning this outstanding commercial real estate opportunity.



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208 FLYNN AVE., STUDIO 2i

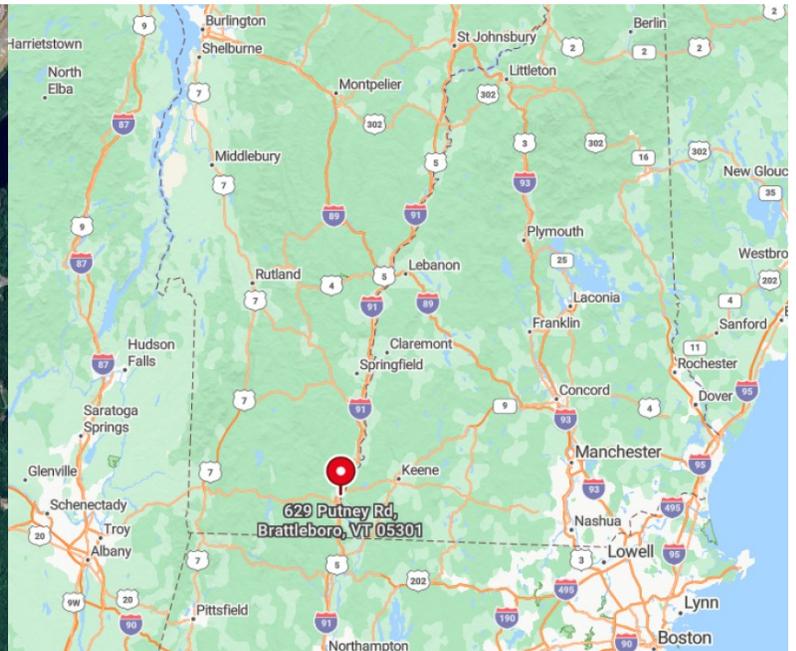
BURLINGTON, VT 05401

802.864.2000

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

# Property Location

Vermont Parcel Viewer



The property practically borders both New Hampshire and Massachusetts

# Property Summary

**Lot Size:** 3.93+/- acres (3.32 GIS acres)  
**Curb Cuts:** One directly off Putney Road  
**Parking:** Asphalt surface, 120 marked spaces  
**Utilities:** Green Mountain Power, 4 above ground propane tanks, Municipal water/ sewer  
**Street:** Public  
**Exposure:** Excellent  
**Topography:** Level  
**Coverage:** Minimal landscaping  
**Zoning:** Commercial Neighborhood Center  
See use chart  
**Height:** One to two stories  
**Foundation:** Concrete slab  
**Roof:** Rubber membrane & asphalt shingle (new roof on branch building)  
**Generator:** Full UPS back-up power

**HVAC:** 2 gas-fired boilers, full AC  
**Sprinkler:** Wet system throughout  
**Vaults:** Four  
**Rest Rooms:** Multiple  
**Elevator:** One central elevator  
**Rentable size:** 50,627+/- sf in Ops building; 2,493+/- sf in branch building including 1,426+/- canopy drive through. Sizes need to be confirmed.  
**Years Built:** 1980/2010  
**Assessment:** \$3,494,950 Equalization rate @ 92.34% = \$3,784,871  
**Parcel ID:** 081-025-11209  
**Property Tax:** \$116,640.44  
**Location:** 2.25 +/-miles from downtown core; 3.7+/- miles to I91 exit 2  
**Ownership:** Manufacturers & Traders Trust Company, d/b/a M&T Bank



Branch Building canopy drive

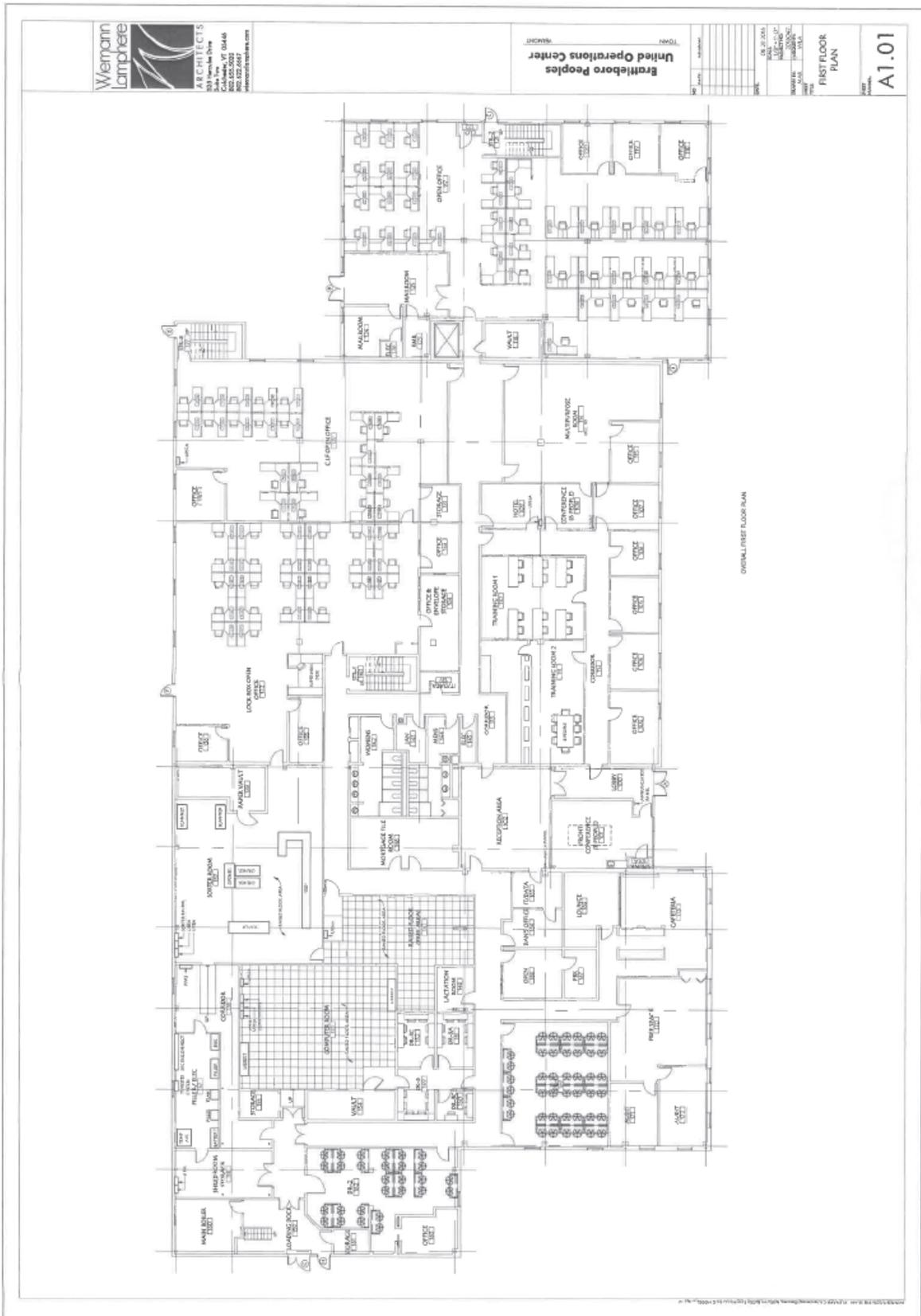


Operation Center Main Entrance

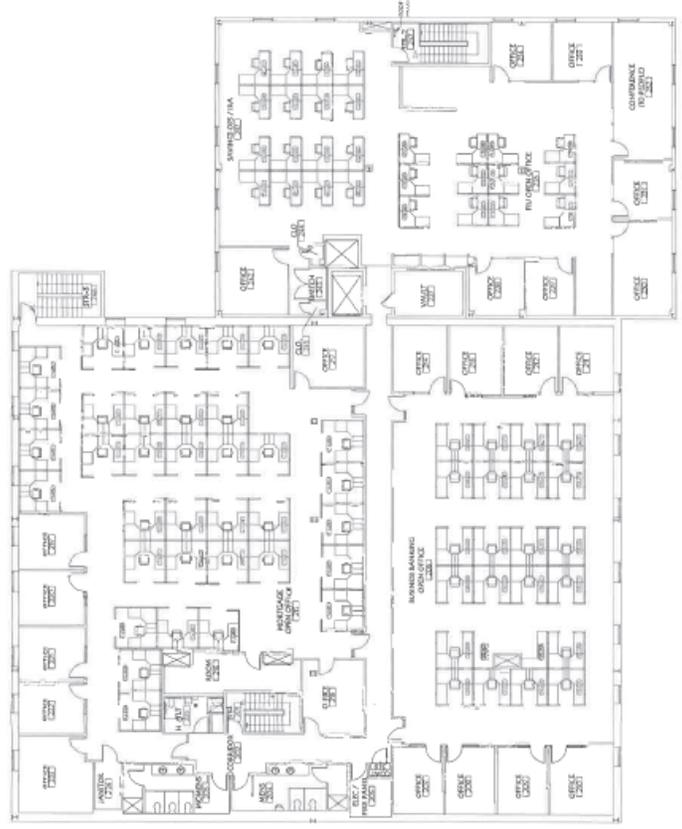
Figure 2-13. Neighborhood Center Use Table

PERMITTED USES	
Accessory dwelling	Performance theater
Triplex (3 units)	Movie theater
Quadraplex (4 units)	Indoor games facility
Multi-unit dwellings (5 or more units)	Religious facility
Retirement housing	Government facility, office or courthouse
Congregate living	Other community structures
Assisted living	Fitness, sports, gym or athletic club
Skilled-nursing services	Nature or recreational park
Bed and breakfast or inn	Medical clinic building
Rooming or boarding house	Grade school
Shop or store, no drive-through	College or university
Bank, no drive-through	Trade or specialty school
Professional services	Library
Veterinary services	Museum or exhibition hall or pavilion
Administrative or business services	Art gallery
Services to buildings or dwellings	Public safety facility
Food services (restaurant), no drive-through	Supervision or rehabilitative services
Food service contractor	Social assistance or charitable services
Bar or drinking place	Child day care
Personal services	Services for the elderly and disabled
Pet and animal sales or services	Bus stop shelter
Laboratory	Road passenger and transit services
Media broadcast facility or studio	Utility structures
Computer data center	Communication antenna
Miscellaneous manufacturing	Greenhouse
Publishing	Agriculture and forestry
Information services or data processing	
CONDITIONAL USES	
Single-unit detached dwelling	Industrial park
Single-unit attached dwelling	Warehouse or storage
Duplex (2 units)	Beverage products manufacturing
Other specialized residential structures	Amphitheater
Hotel or motel	Sports arena
Open market or market shop	Exhibition, convention or conference structure
Malls or shopping centers	Marina or yacht club
Fueling station	Funeral home or cremation facility
Automobile repair or service structures	Parking structure or garage
Lawn, garden or farm supply sales	Air transportation facility
Lumber yard or building material sales	Truck and freight transportation services
Rental or leasing	Water supply related facility
Construction-related business	Sewer related facility
Light industrial	Communication towers
Manufacturing plant	Kennel

# Operation Center Floor Plans



First Floor



OVERALL SECOND FLOOR PLAN

Second Floor

PAYABLE TO:  
MAIL TO:

# Town of Brattleboro

230 Main St, Suite 111  
Brattleboro, VT 05301

Escrow Accounts: Mail a copy to your Escrow Service to insure timely payment.

## TAX BILL

802-251-8153

PARCEL ID	BILL DATE	TAX YEAR
00070760.000	07/14/2025	2025

If tax payments are not received by the due date, interest at the rate of 1% will be charged monthly from the due date. After May 15, 2025 an 8% penalty will be added along with interest.

Description: BANK OPS CENTER/BRANCH BANK/LAND  
Location: 629 PUTNEY RD

*Brattleboro Ops Ctr*  
*8518*  
*OWN*  
*#400331*

SPAN # 081-025-11209	SCL CODE: 025
TOTAL PARCEL ACRES	3.93
Date 7/14/25	
Inv# 7258518205D	
Amount due \$116,640.44	

OWNER: PEOPLES UNITED BANK  
C/O M&T BANK  
ONE M&T PLAZA 18TH FLOOR  
BUFFALO NY 14203

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	3,494,950	3,494,950
TOTAL TAXABLE VALUE	3,494,950	3,494,950
GRAND LIST VALUES	34,949.50	34,949.50

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Municipal	1.5822	x34,949.50=	55,297.08	NON HOMESTEAD EDUCATION	1.7539	x34,949.50=	61,297.93
Local Agreement	0.0013	x34,949.50=	45.43	1.7030 (state rate) / 97.10% (CLA + SA) = 1.7539			
				<b>Payments</b>			
				1	08/15/2025	29,160.11	TOTAL EDUCATION TAX 61,297.93
				2	11/17/2025	29,160.11	EDUCATION STATE PAYMENT 0.00
				3	02/17/2026	29,160.11	EDUCATION NET TAX DUE 61,297.93
				4	05/15/2026	29,160.11	
				<b>TAX SUMMARY</b>			
				<b>Municipal + Education</b>			
TOTAL MUNICIPAL TAX			55,342.51	TOTAL TAX			116,640.44
MUNICIPAL STATE PAYMENT			0.00	TOTAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			55,342.51	TOTAL NET TAX DUE			116,640.44

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Brattleboro  
TAX YEAR 2025

1ST PAYMENT DUE	
08/15/2025	
OWNER NAME	
PEOPLES UNITED BANK	
PARCEL ID	
00070760.000	
AMOUNT DUE	29160.11
AMOUNT PAID	

2ND PAYMENT DUE	
11/17/2025	
OWNER NAME	
PEOPLES UNITED BANK	
PARCEL ID	
00070760.000	
AMOUNT DUE	29160.11
AMOUNT PAID	

3RD PAYMENT DUE	
02/17/2026	
OWNER NAME	
PEOPLES UNITED BANK	
PARCEL ID	
00070760.000	
AMOUNT DUE	29160.11
AMOUNT PAID	

4TH PAYMENT DUE	
05/15/2026	
OWNER NAME	
PEOPLES UNITED BANK	
PARCEL ID	
00070760.000	
AMOUNT DUE	29160.11
AMOUNT PAID	



This is an excellent opportunity to acquire an extremely affordable property that is ripe for reuse or conversion. The property has been exceptionally maintained throughout its ownership. A comprehensive tour can be scheduled with advance notice. **Listed price \$2,600,000.**

All inquiries are to be directed to:

**Linda I. Letourneau** [linda@vtcommercial.com](mailto:linda@vtcommercial.com) 802.343.2107

**Seth Davis** [seth.davis@vtcommercial.com](mailto:seth.davis@vtcommercial.com) 802.922.1964

*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