



*FOR SALE OR
LEASE,*

*PREMIER
PROFESSIONAL
LOCATION,
EDGARTOWN,
MA*

One Mariners Landing, Unit A

Edgartown, MA 02539



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A photograph of a modern office interior. The space features glass-walled rooms, industrial-style lighting with black pendant lamps, and a dining area with a wooden table and wire chairs. The floor is polished concrete, and the ceiling has exposed ductwork and pipes.

Section 1

Property Information

Property Summary

FOR SALE, PREMIER PROFESSIONAL LOCATION, EDGARTOWN, MA



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Edgartown, MA. This meticulously maintained commercial condominium office/retail suite, boasting a 2,000 SF building, offers a modern space designed for optimal functionality. Renovated in 2022, this property features a contemporary interior, ideal for accommodating a variety of businesses. Its strategic location in the Edgartown area presents exceptional visibility and access, perfectly suited for attracting clientele. Zoned as B-1, this versatile property provides a lucrative prospect for office or retail endeavors. Don't miss the chance to capitalize on this turnkey investment in a thriving commercial district.

PROPERTY HIGHLIGHTS

- 2,000 SF designer commercial space
- Renovated in 2022
- Versatile layout for retail or office use

OFFERING SUMMARY

Sale Price:	\$2,595,000
Number of Units:	1
Building Size:	2,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	199	662
Total Population	109	480	1,562
Average HH Income	\$118,219	\$127,895	\$137,160

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LOCATION DESCRIPTION

Discover the charm of Edgartown, MA, an ideal location for your next office or office building investment. This quaint New England town offers a picturesque setting with a bustling commercial center surrounded by historic homes and scenic waterfront views. Visitors and residents enjoy strolling along the cobblestone streets lined with boutique shops, art galleries, and exceptional dining options. Nearby, the Edgartown Lighthouse and South Beach beckon with their natural beauty and relaxation. Take advantage of this prime location to attract tenants who appreciate the rich history, upscale amenities, and thriving business opportunities that Edgartown has to offer.

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Complete Highlights

FOR SALE, PREMIER PROFESSIONAL LOCATION, EDGARTOWN, MA



PROPERTY HIGHLIGHTS

- 2,000 SF designer commercial space
- Renovated in 2022
- Versatile layout for retail or office use
- Zoned B-1 for commercial opportunities
- High-end materials and elegant interiors
- Ample natural light throughout
- Dedicated loading zone and on-site parking
- Full basement for storage or expansion
- Prime location in Edgartown area
- Ideal for luxury retail, wellness, or medical spa use



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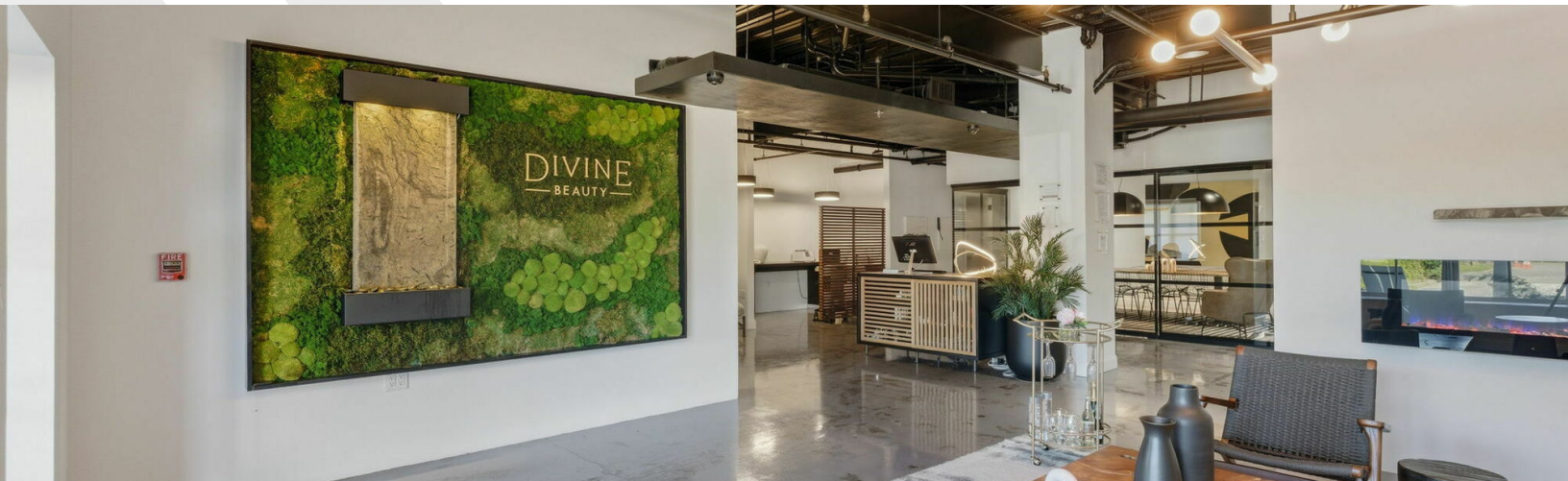
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Additional Photos

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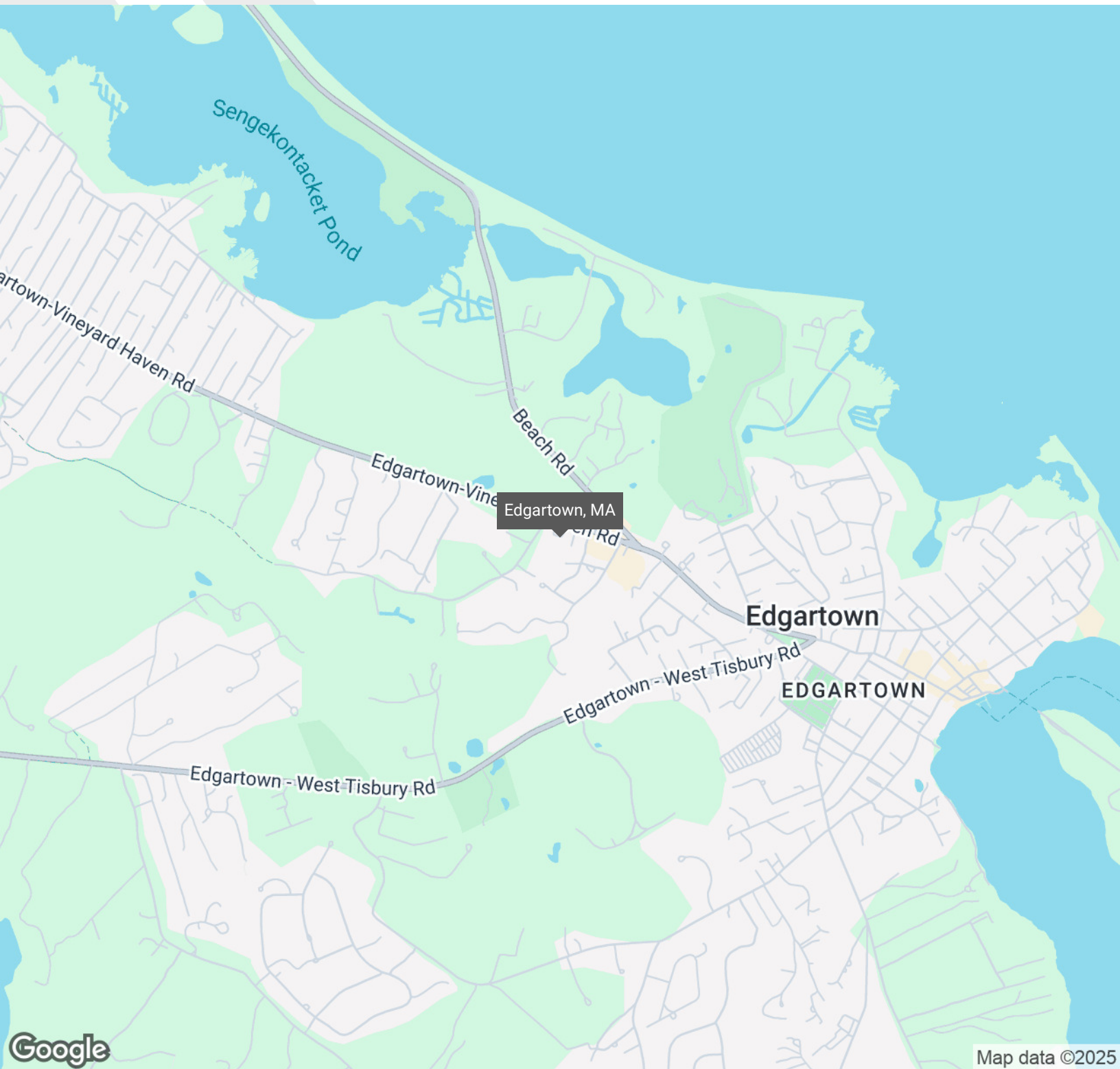
Section 2

Location Information



Regional Map

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Location Map

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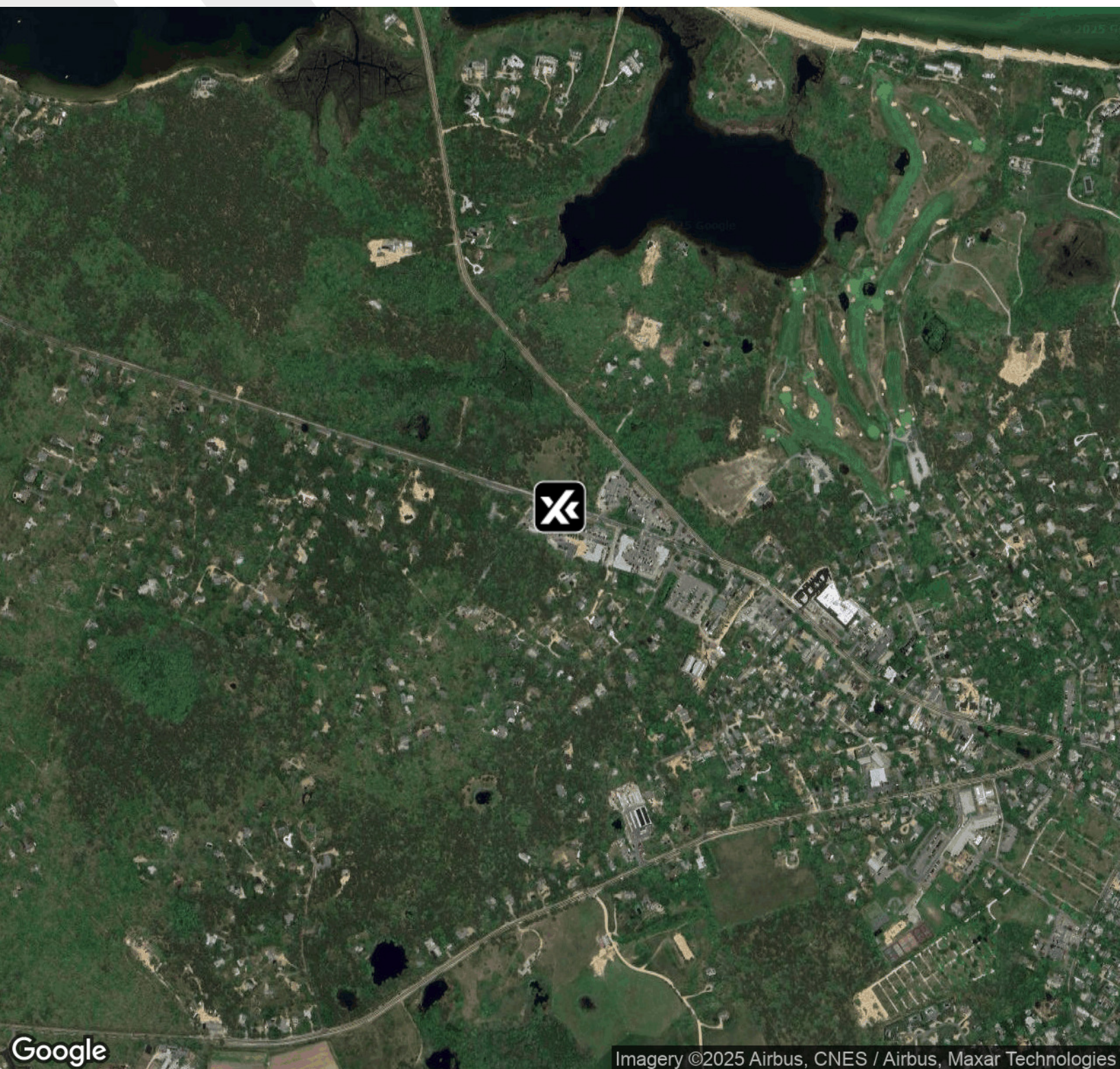
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Aerial Map

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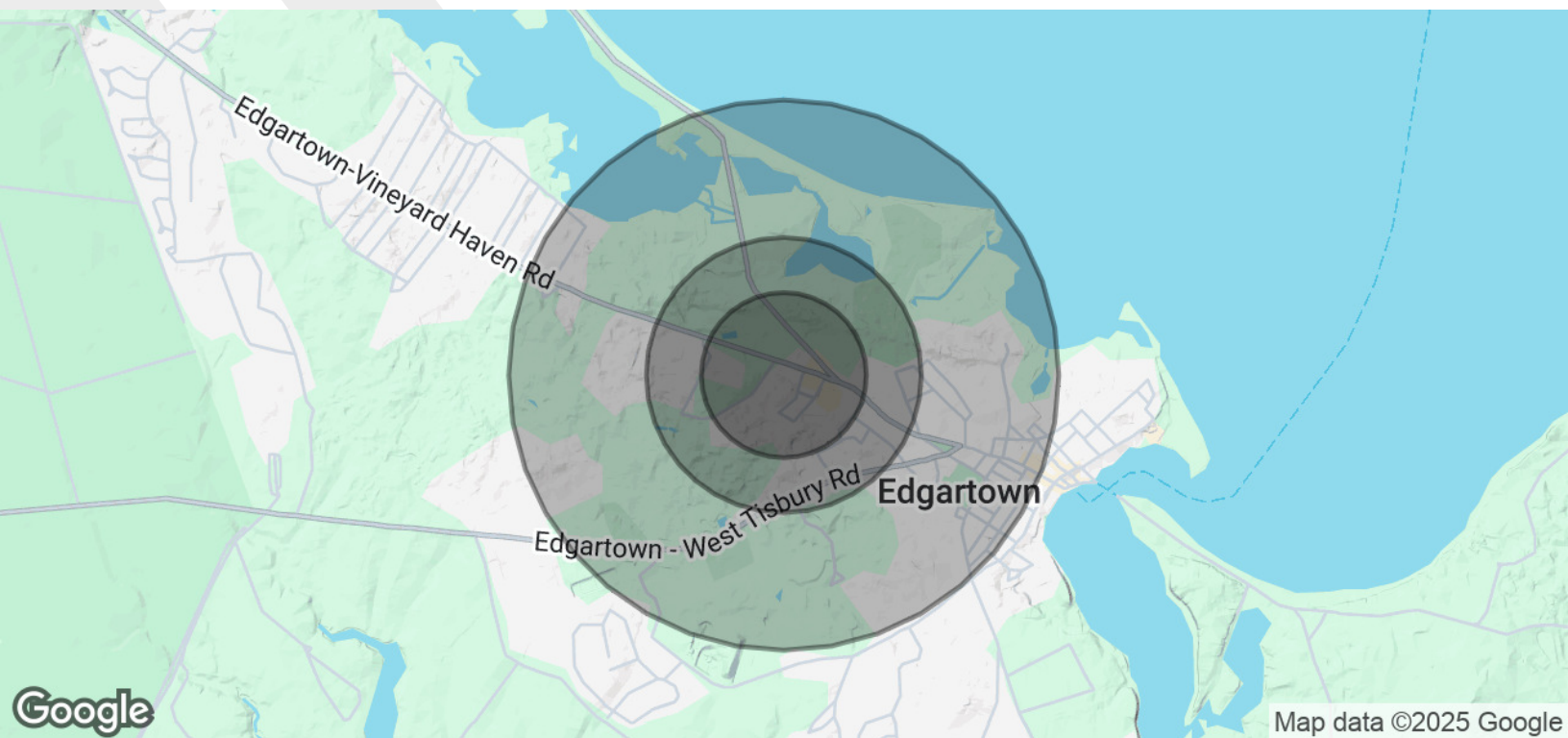
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	109	480	1,562
Average Age	43	45	47
Average Age (Male)	44	45	47
Average Age (Female)	43	45	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	199	662
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$118,219	\$127,895	\$137,160
Average House Value	\$1,073,606	\$1,157,161	\$1,256,319

Demographics data derived from AlphaMap

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Advisor Bio 1

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PROFESSIONAL BACKGROUND

With a diverse background rooted in service, strategy, and hospitality, I bring a unique perspective to the real estate brokerage industry. Born into an Army family in Wahiawa, Hawaii, and having lived across the U.S. and abroad—including Germany, Massachusetts, Missouri, and Maine—I've developed a deep appreciation for the significance of location, lifestyle, and investment potential. Now based in Maine, I'm passionate about helping clients find properties that align with both their business goals and personal values.

My career began in public safety as a 9-1-1 dispatcher, where I learned to listen closely, think critically, and act decisively—skills that have proven invaluable in real estate negotiations and client relationships. Today, as a real estate broker, I specialize in connecting buyers and sellers with the right opportunities, whether it's a retail, multifamily, or hospitality!

Understanding that hospitality is both a business and a people-driven industry, I focus on delivering tailored solutions, clear communication, and a results-oriented approach. Whether you're looking to acquire, sell, or invest in a hospitality asset, I'm here to guide you every step of the way.

Let's discuss how I can help you achieve your real estate investment goals.

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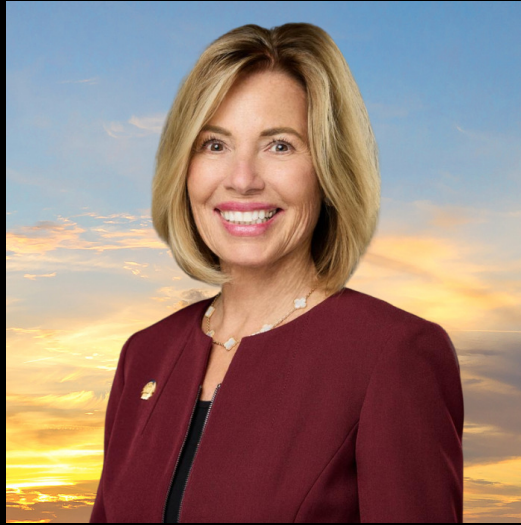
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**Co-Listed with
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