



*FOR SALE, PREMIER
PROFESSIONAL
LOCATION,
EDGARTOWN, MA*

**One Mariners Landing
Unit A**

Edgartown, MA 02539



Eric Clark, CCIM

770.878.7334

eric.clark@expcommercial.com

www.expcommercial.com

Table of Contents

FOR SALE, PREMIER PROFESSIONAL LOCATION, EDGARTOWN, MA

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
DEMOGRAPHICS MAP & REPORT	12
ADVISOR BIO 1	13

Eric Clark, CCIM
770.878.7334
eric.clark@expcommercial.com



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	119	285	786
Total Population	282	672	1,844
Average HH Income	\$131,701	\$134,612	\$139,667

Eric Clark, CCIM

770.878.7334

eric.clark@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Property Description

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.

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.

Eric Clark, CCIM

770.878.7334

eric.clark@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

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



Eric Clark, CCIM
770.878.7334
eric.clark@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE, PREMIER PROFESSIONAL LOCATION, EDGARTOWN, MA



Eric Clark, CCIM
770.878.7334
eric.clark@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Section 2

Location Information



Regional Map

FOR SALE, PREMIER PROFESSIONAL LOCATION, EDGARTOWN, MA



Eric Clark, CCIM
770.878.7334
eric.clark@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

FOR SALE, PREMIER PROFESSIONAL LOCATION, EDGARTOWN, MA



Eric Clark, CCIM
770.878.7334
eric.clark@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Map

FOR SALE, PREMIER PROFESSIONAL LOCATION, EDGARTOWN, MA



Eric Clark, CCIM
770.878.7334
eric.clark@expcommercial.com



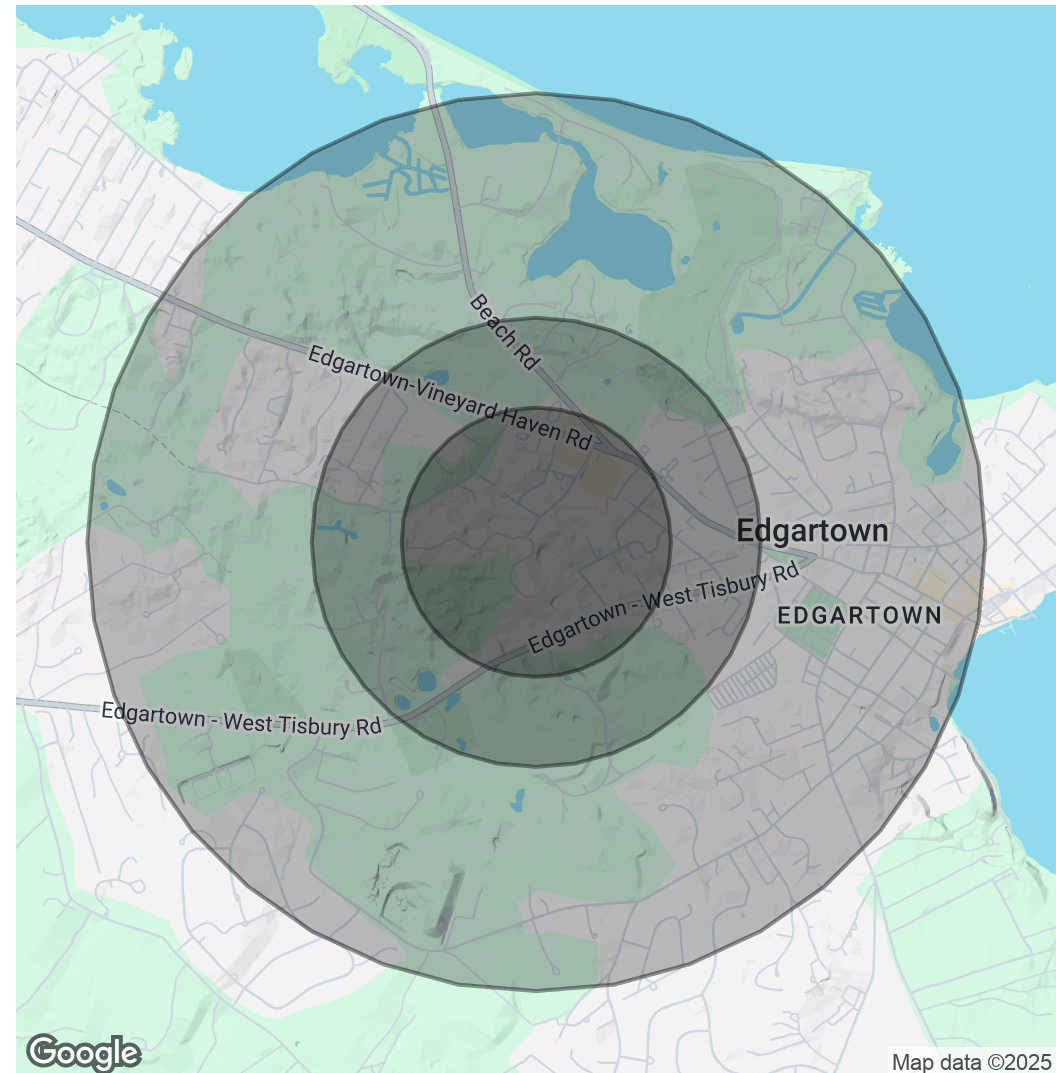
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Demographics Map & Report

FOR SALE, PREMIER PROFESSIONAL LOCATION, EDGARTOWN, MA

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	282	672	1,844
Average Age	46	46	47
Average Age (Male)	45	46	47
Average Age (Female)	46	47	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	119	285	786
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$131,701	\$134,612	\$139,667
Average House Value	\$1,190,026	\$1,215,166	\$1,280,755

Demographics data derived from AlphaMap



Eric Clark, CCIM

770.878.7334

eric.clark@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Advisor Bio

FOR SALE, PREMIER PROFESSIONAL LOCATION, EDGARTOWN, MA



ERIC CLARK, CCIM

eric.clark@expcommercial.com

Direct: 770.878.7334 | Cell: 770.878.7334

GA #411355

PROFESSIONAL BACKGROUND

As a CRE Broker with eXp Commercial Real Estate and Principal/President of Lewis & Clark CRE Group, LLC., I leverage my international network of clients, local and national developers, end users and investors towards prime development sites in Northwest Georgia, and the Southeastern United States. Having a master's degree in Sport Science from United States Sports Academy and a Bachelor of Arts in Education from Bob Jones University, combined with 27 years of International Defense Contract work in over 70 countries, while owning and developing CRE Industrial Parks, my experiences equip me with unique skills and knowledge to best advise and coach my clients on profitable land investment opportunities. Atlanta Commercial Board of Realtors Million Dollar Club recipient.

As a CCIM Designee, proficiently utilizing the CCIM Strategic Analysis Model allows me to offer my clients the most current analysis enabling them to make sound real estate decisions after performing thorough Market Analysis, Site and Location Analysis, Political and Legal Analysis and ultimately through a Financial Analysis. I thrive knowing that I provide my clients thorough analyses throughout their decision-making process.

Previously, I successfully developed and owned industrial parks and office buildings and now I have expanded my land marketing and land investment activities throughout the Northwest region of Ga and Southern United States. I have performed over \$23 million in land deals in Bartow County alone in the last 18 months and provided great results to landowners and investors in several other counties. I am passionate about finding optimal value for my clients and delivering exceptional services.

eXp Commercial

Promenade II 1230 Peachtree St NE Suite 1900
Atlanta, GA 30309

Eric Clark, CCIM

770.878.7334

eric.clark@expcommercial.com

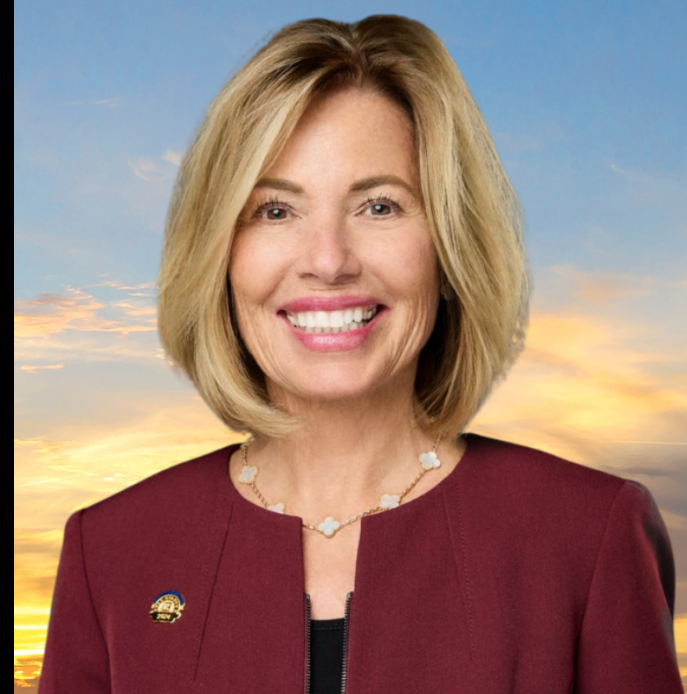


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Lisa Parenteau, Broker Assoc.
(M) 617.797.7990

Lisa@LisaSellsCapeCod.com

Lisa Curran Parenteau is a top-performing luxury REALTOR® and the Founder and Team Leader of the Lisa Sells Cape Cod Team, brokered by eXp Realty, LLC. Known for her determination, attention to detail, and expert negotiation skills, Lisa ranks in the top 1% of real estate professionals in her market and is recognized as an eXp ICON Agent.



Eric Clark, CCIM

770.878.7334

eric.clark@expcommercial.com

www.expcommercial.com