

RARE OPPORTUNITY TO SECURE INVESTMENT PROPERTY

33 Main Street, Nantucket MA 02554

Visit www.33ACK.com for more information and videos.

Property For Lease or Sale

This strategically located retail property is in the heart of Nantucket, Massachusetts offering incredible exposure and cash flow.



Asking \$9,500,000

For Additional Information Please Contact:

Justin H. Green

Cell: (917) 921-8775

Email: jgreen@haysventures.com



RARE OPPORTUNITY TO SECURE INVESTMENT PROPERTY

33 Main Street, Nantucket MA 02554

Visit www.33ACK.com for more information and videos.

Unlock a golden opportunity in Nantucket's affluent retail district at Main & Federal Streets with 33 Main Street. This well-maintained property offers 4,799 RSF+/- of premium space with excellent cash flow, ideal for investment or owner use.

Key Features Include:

- **Prime Retail Space:** 1,256 RSF+/- on the ground floor with impressive 14' ceilings for maximum impact.
- **Additional Retail:** Sub-grade unit matching ground floor dimensions for diverse operations.
- **Office Space:** Elegant 628 RSF+/- office unit on the 2nd floor for administrative or creative use.
- **Residential Delight:** Cozy 1,031 RSF+/- one-bedroom apartment on the third floor for premium living.
- **Top-notch Improvements:** Central HVAC units, sprinkler system, and a convenient elevator.
- **1031 Exchange Opportunity:** Perfect for a cash flow positive investment.

Investment & Ownership Benefits:

- Move-in-ready property ideal for hassle-free acquisition or operational hub.
- Ground Floor, Second Floor, and Apartment Unit secured with tenants until 12/31/2027.
- Opportunity to reconsider licensing agreements for future flexibility.
- Lower level retail unit currently vacant, offering opportunity for immediate use.
- Great cash flow. (*Cashflow for 2024 is \$500,000+*)
- Buyer has termination rights to utilize the property for personal use or other purposes.

This property offers a unique opportunity for investors and owner/operators to capitalize on the prime location, great cash flow potential, and flexibility for future use.

Discover More: For a detailed walkthrough or any inquiries, get in touch at 917-921-8775. Dive into the Nantucket real estate market's heart with a property that promises unparalleled potential!

For Additional Information Please Contact:

Justin H. Green

Cell: (917) 921-8775

Email: jgreen@haysventures.com