



## The Lightkeeper's Inn

25 Simpson's Lane, Edgartown, MA

Well Established Historic Inn Located in the Heart of Edgartown  
**Five 1 Bedroom Suites w/Separate Entry & 1 Bedroom Cottage on .20± Acres**

Main Two Level Main Building Total 2,388± SF & 768± SF Cottage

Paul Hartel 508-274-9138 Paul@HartelRealty.com  
Greg Hartel 617-256-3169 Greg@HartelRealty.com



**HARTEL COMMERCIAL REAL ESTATE**  
**Falmouth, MA**

25 Simpson's Lane, Edgartown, MA

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**Lightkeeper's Inn Details**

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- \* Two Buildings 3,156± SF Total
  - Main Building 2,388± SF
  - Cottage 768± SF
- \* 5 Suites Main Building Each w/Separate Entry
- \* Separate Cottage with Living/Dining/Kitchen/Bedroom and Bath
- \* Each Suite has Living/Dining Area/Kitchen/Bedroom and Bath
- \* Shared outdoor area for BBQ and Gathering
- \* Cottage has Private Deck and Yard
- \* Washer & Dryer Facilities
- \* Town Water & Sewer
- \* .20± Acre Site - Minutes from Edgartown Lighthouse, North Water Street
  - Shops and Restaurants
- \* On Site Parking
- \* R5 Zoning

**Offered For - \$3,495,000**

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# 25 Simpson's Lane, Edgartown, MA

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## PHOTOGRAPHS

# 25 Simpson's Lane, Edgartown, MA

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**PHOTOGRAPHS**

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# 25 Simpson's Lane, Edgartown, MA

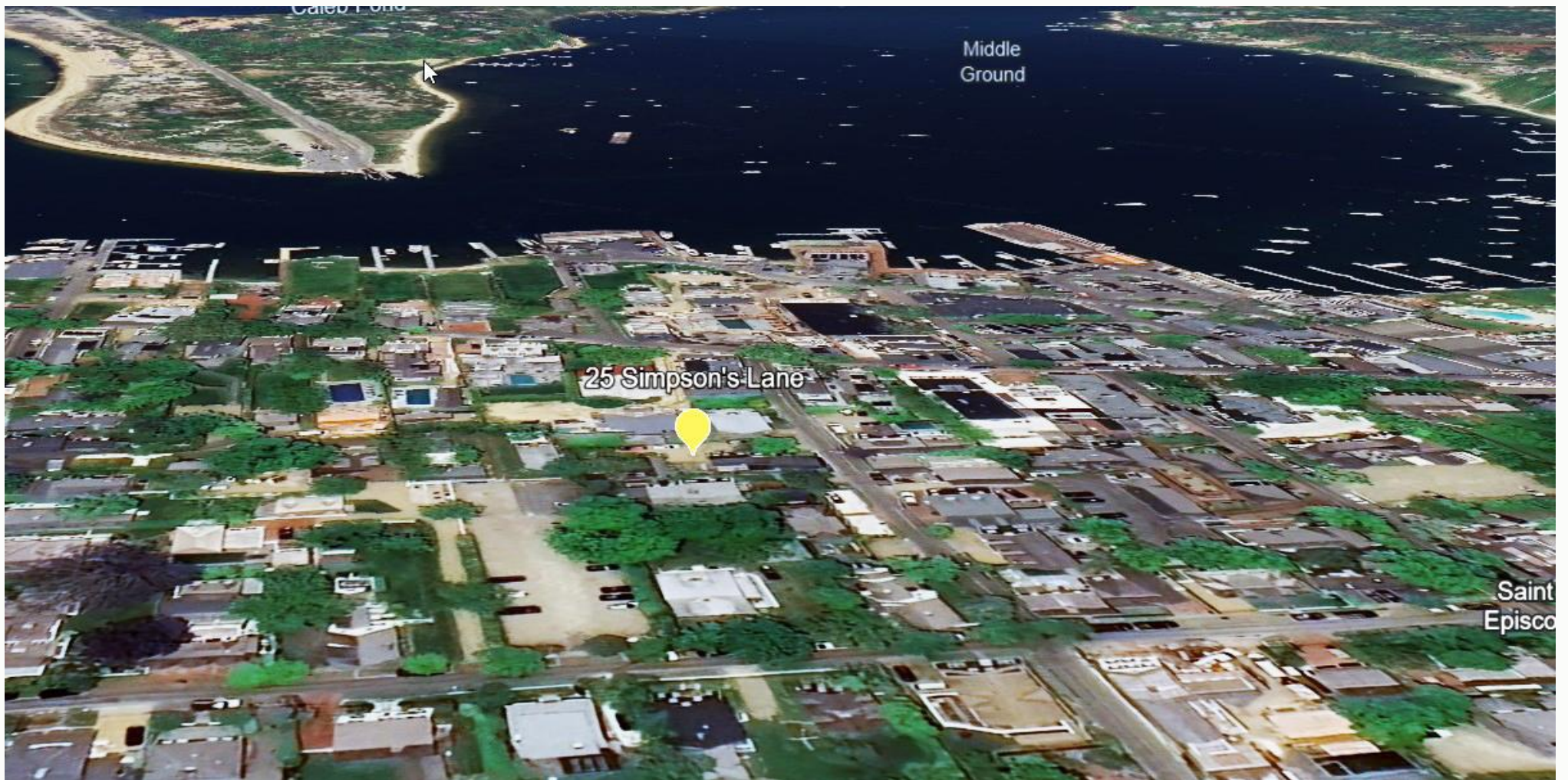
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## PHOTOGRAPHS

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Satellite



# 25 Simpson's Lane, Edgartown, MA



Assessor Map

# 25 Simpson's Lane, Edgartown, MA

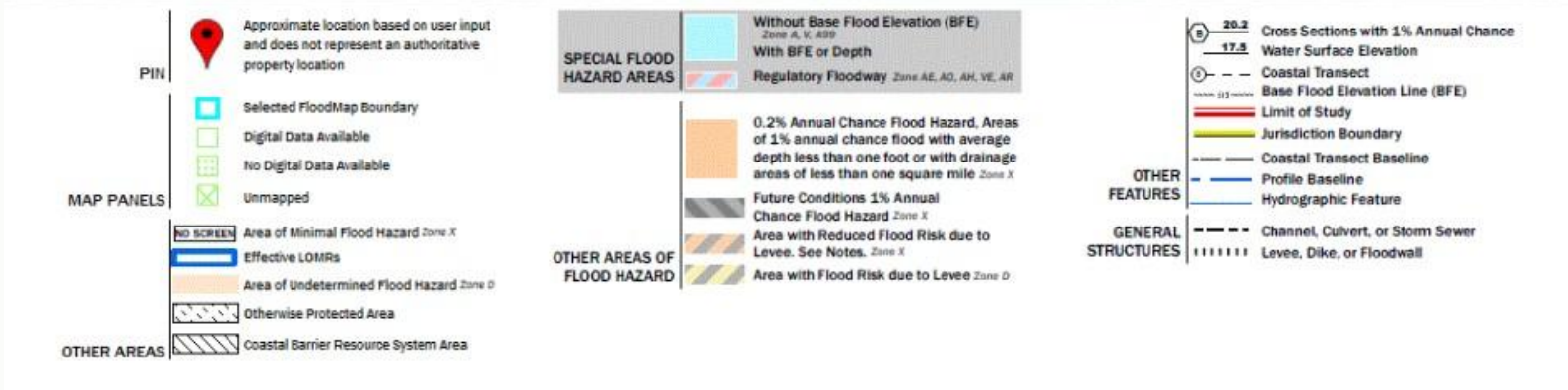


Zoning - R5 Zone

# 25 Simpson's Lane, Edgartown, MA



USGS, USDA, The National Map: Orthoimagery, September 12, 2024. Powered by Esri



## FEMA Flood Map

25 Simpson's Lane, Edgartown, MA

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**HARTEL COMMERCIAL REAL ESTATE**

**FALMOUTH, MA**

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230 Jones Road  
Suite 6  
Falmouth MA 02540

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**Paul Hartel**  
**508-274-9138**  
**Paul@HartelRealty.com**

**Greg Hartel**  
**617-256-3169**  
**Greg@HartelRealty.com**

**Main Office**  
**508-444-0172**  
**www.HartelRealty.com**

**CONTACTS**

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