



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

35 Circuit Avenue - Oak Bluffs, MA

Rare Martha's Vineyard Opportunity For Sale
Retail/Commercial/Residential Use - 5,296± SF



- * LOCATED NEXT TO THE BLACK DOG RETAIL STORE IN THE HEART OF OAK BLUFFS COMMERCIAL DISTRICT
- * OVER 5,000± SF RETAIL SPACE WITH 3 RESIDENTIAL APARTMENTS ON LEVELS 2 & 3 - POTENTIAL FOR 5 APARTMENTS
 - * REAR ENTRANCES WITH PARKING
- * 4 SEPARATE ENTRANCES ON CIRCUIT AVE - CURRENTLY ONE COMMERCIAL SPACE WITH DIVIDING POTENTIAL
 - * CAPTAINS CLUB CLOTHING STORE HAS BEEN A LONG TERM TENANT
- * ZONED: B1 - COMMERCIAL BUSINESS - UNFINISHED BASEMENT - ELECTRIC HEAT - REAR PARKING

Offered For \$2,400,000



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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

PO Box 670
Vineyard Haven MA 02568

Greg Hartel
617-256-3169
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617-291-0093
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Main Office
508-444-0172
www.HartelRealty.com



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Satellite View



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Neighborhood View



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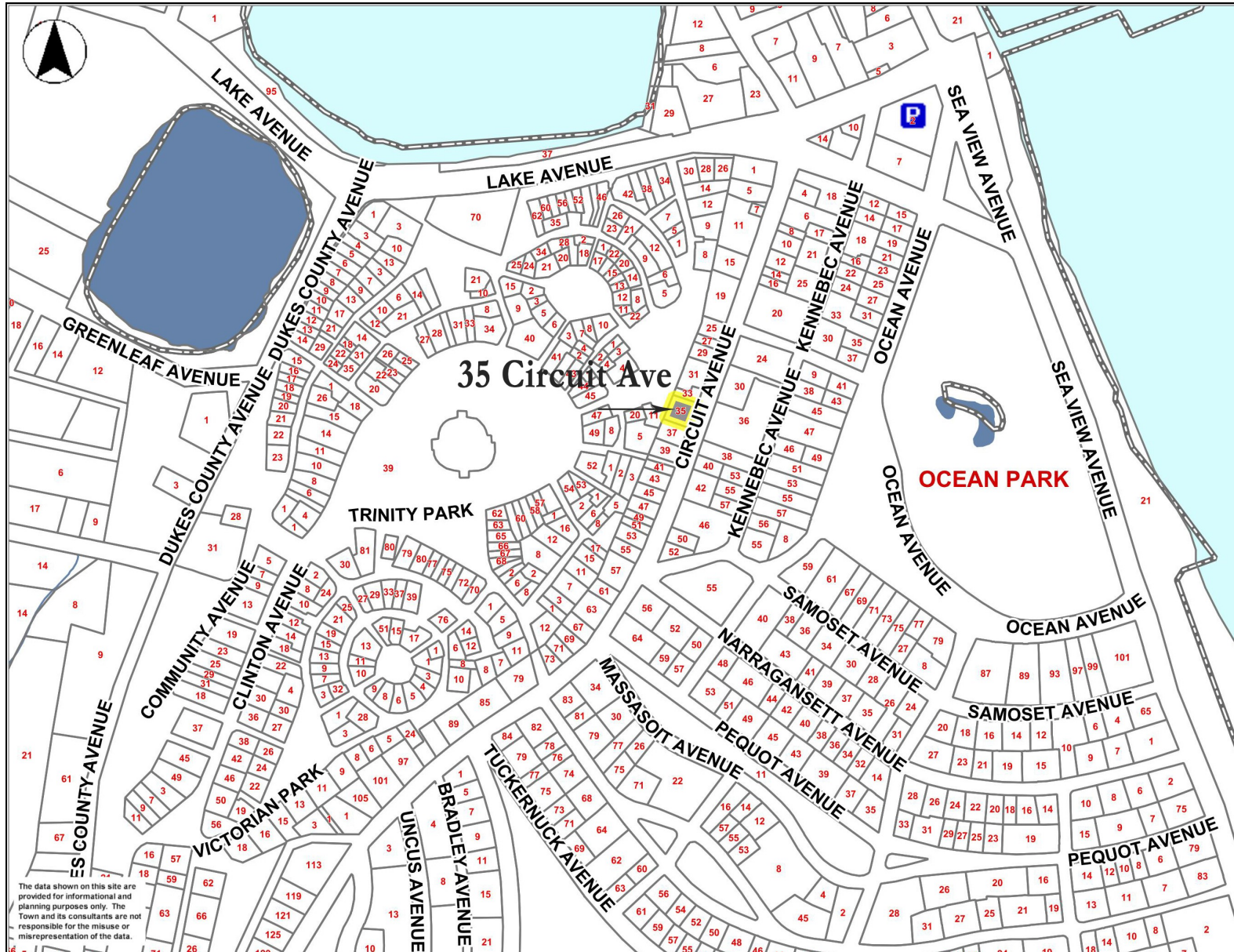
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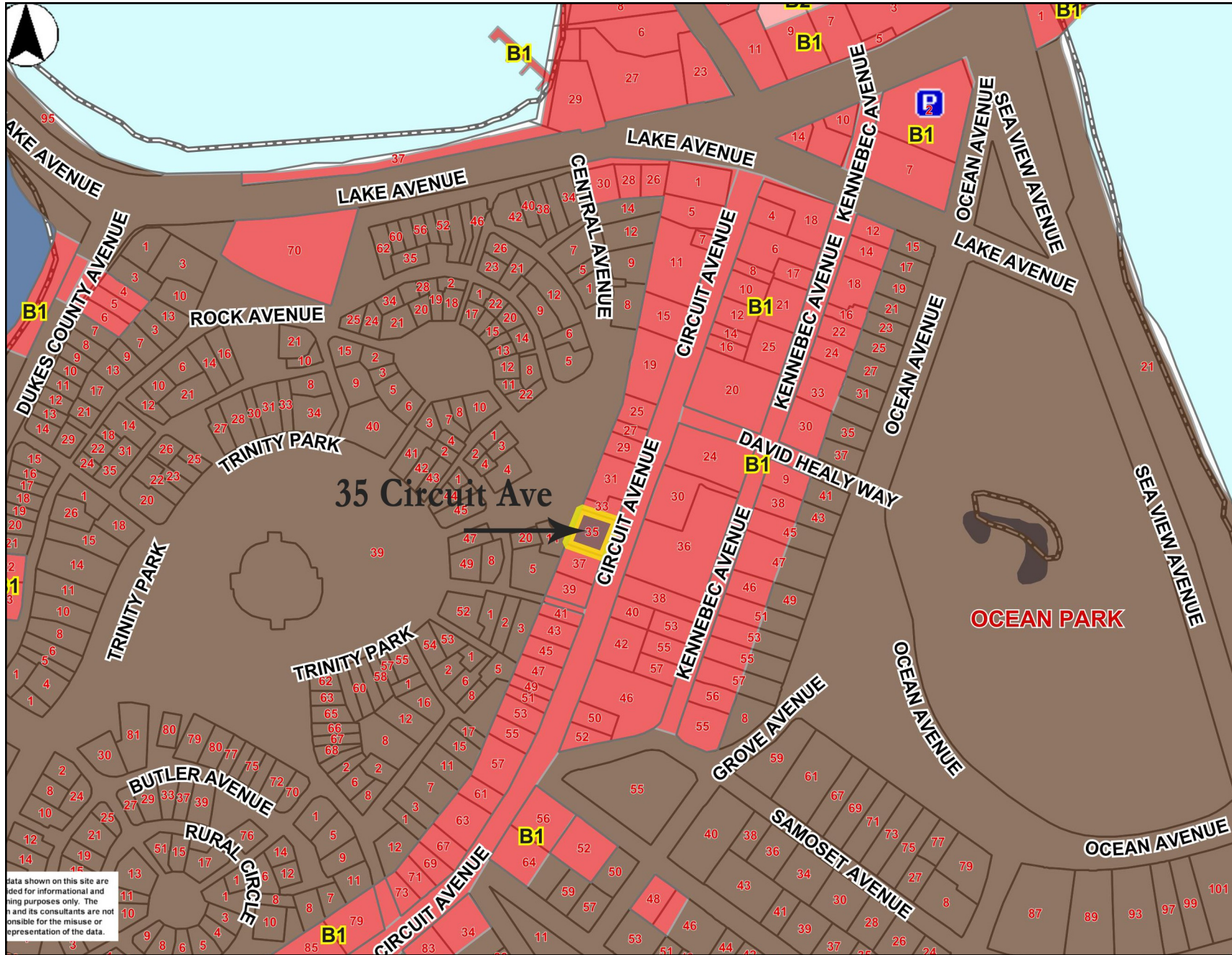
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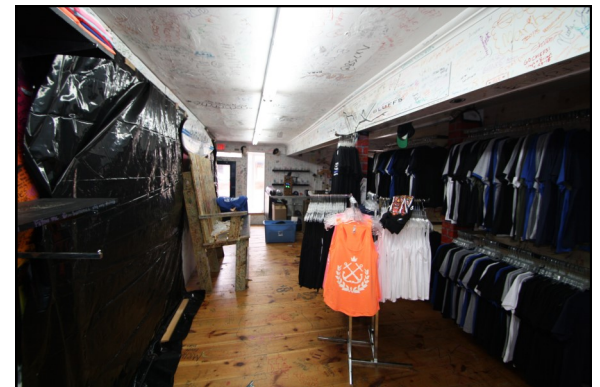
Assessor Map



Zoning Map



Photographs



Photographs





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57 Circuit Avenue - Oak Bluffs, MA

This property is located in Oak Bluffs on the island of Martha's Vineyard. This rare opportunity is located in the heart of Oak Bluffs commercial district in a high visibility, heavily traveled year round area. Located next to the Black Dog, this space is welcoming with full display windows with over 50' of frontage facing busy Circuit Avenue and four entrances, as well as storage room. There is an unfinished basement and parking for tenants in rear. This property backs up to the historic Oak Bluffs Campground Community.

Well established and complimentary businesses are located within immediate neighborhood, including Vineyard Vines, Black Dog, Flying Horses, Linda Jeans, Johnny Cupcakes, Sharkys Cantina, Mad Martha's Ice Cream, Ben & Bills Chocolate Emporium, Back Door Donuts, Soft as a Grape and many more. Turnover is very low with owner/tenants, as there are very few commercial options available near Oak Bluffs center.

