



HARTEL COMMERCIAL REAL ESTATE

FALMOUTH - QUINCY

7A BAYBERRY COURT

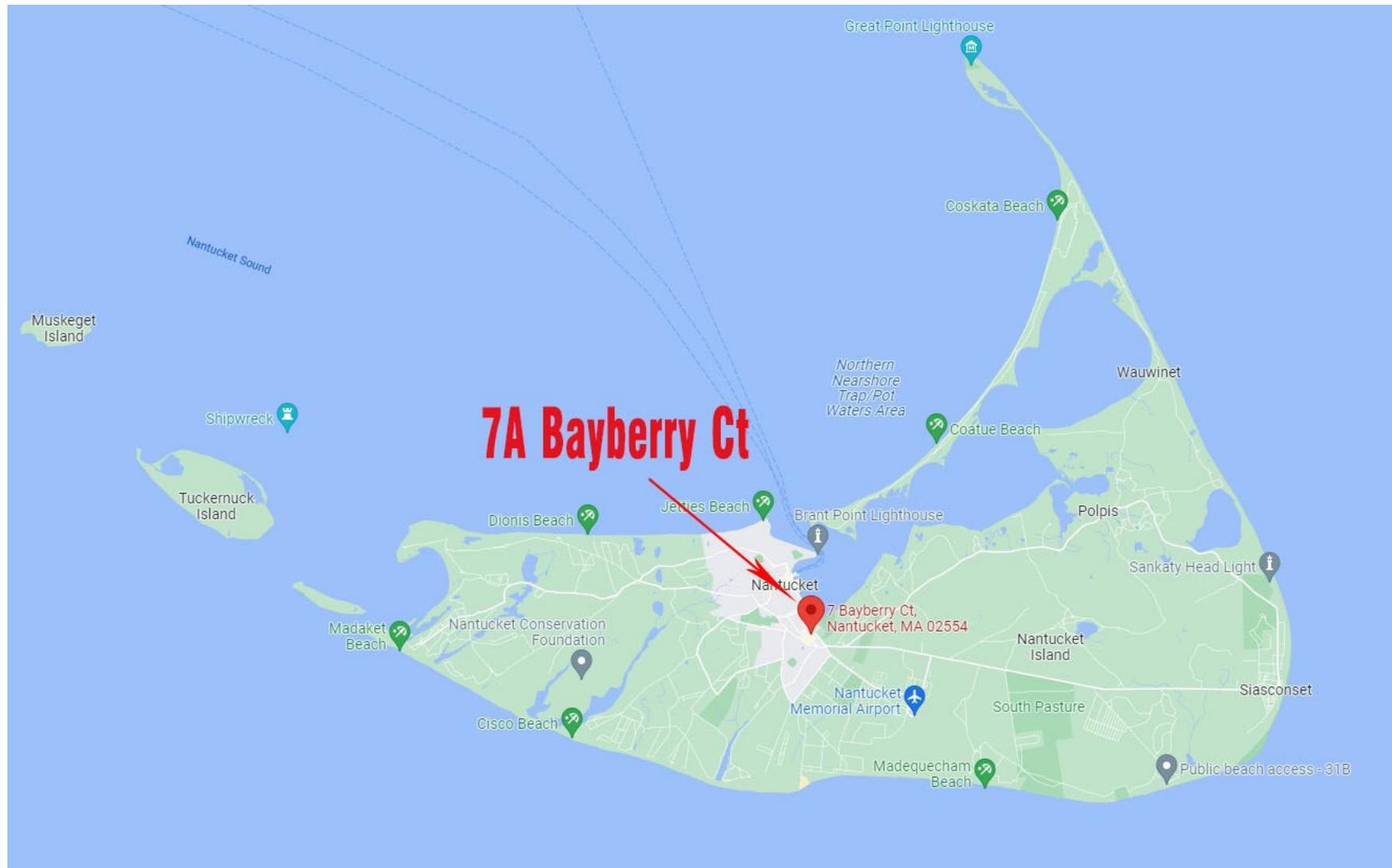
NANTUCKET, MA

PARKING
FOR
CUSTOMERS
& RESIDENTS
ONLY



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Nantucket Island



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
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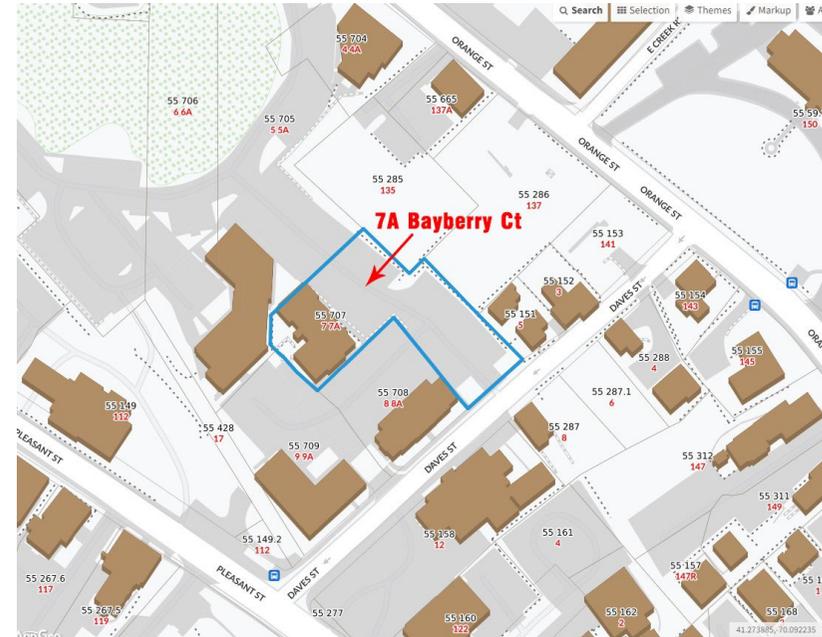
7A Bayberry Court - Nantucket, MA

Commercial Condominium

Former Auto Parts Store w/Ample Basement Storage

- * Nantucket Commons Condominiums
- * 1,326± SF - WITH 1,454± SF UNFINISHED BASEMENT
- 1ST FLOOR: 1,326± SF
- UNFINISHED BASEMENT 1,454± SF
- * YR BUILT 1988
- * .27± SF ACRE SHARED SITE
- * CONDO FEES: \$745/MONTH

- * First Floor Location
- * Year Round Commercial Center
- * Complimentary Businesses in the Immediate Area
- * Close to Nantucket Cottage Hospital, Stop and Shop, Nantucket Ice Rink
- * ONSITE PARKING



Offered for \$1,395,000





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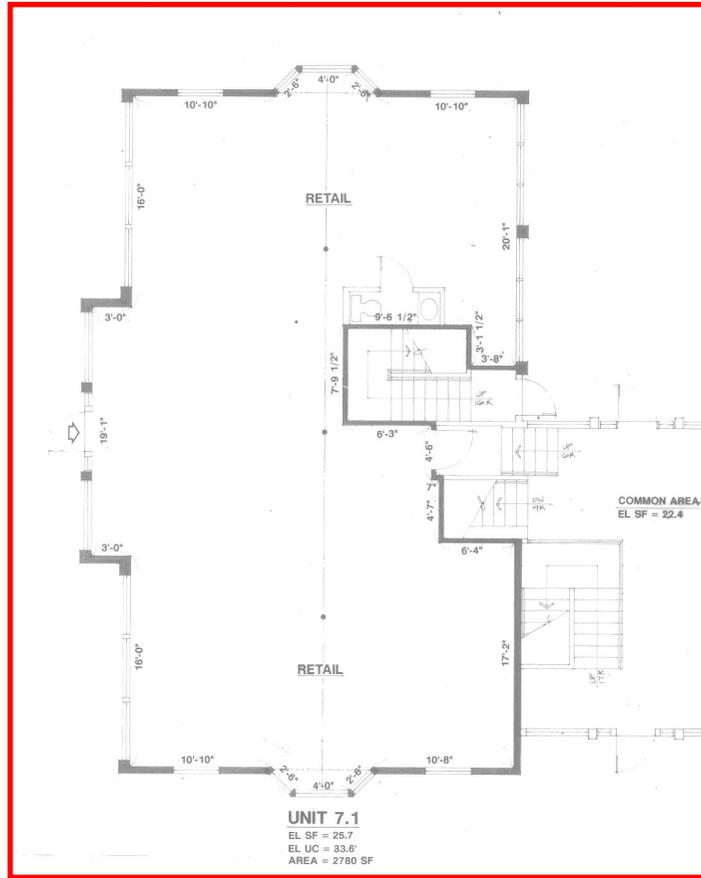
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JUN 06 1988 10:58
 RECEIVED AND OPENED WITH
 NANTUCKET COUNTY DEEDS BOOK OF
 2833
 JAMES P. [Signature]
 CLERK

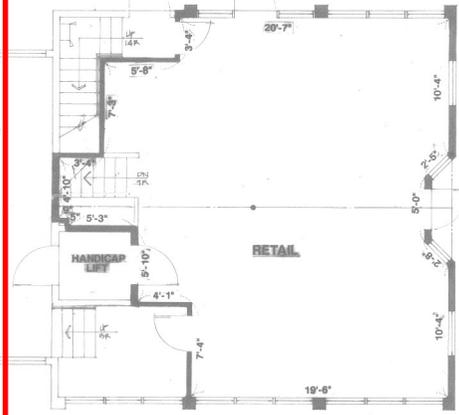
Shavelier
 Associates
 Architects

Raynham
 Massachusetts

Unit Floor Plan



UNIT 7.1
 EL SF = 25.7
 EL UC = 33.6'
 AREA = 2780 SF



UNIT 7.2
 EL SF = 19.4'
 EL UC = 27.9'
 AREA = 800.8 SF

0 2 4 8
 SCALE: 1"=4'-0"

"I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY
 DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS
 OF THE UNITS AS BUILT."

"I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE
 RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF
 THE COMMONWEALTH OF MASSACHUSETTS."

DATE 5/25/88
 No. 2048
 RYAN
 MASS.
 STATE OF MASS.

FIRST FLOOR PLAN

LEGEND :
 EL SF = ELEVATION OF TOP SURFACE SUBFLOOR
 DIMENSIONS FROM FACE OF STUD TO FACE OF STUD
 MAIN ENTRY TO UNIT
 LIMITS OF UNIT
 COMMON SPACE OR INTERIOR WALLS OF UNITS

**NANTUCKET COMMONS
 CONDOMINIUM**
 NANTUCKET, MA.
 BUILDING NO. 7

JOB NO.

BUILDING #7
 AS-BUILT FIRST
 FLOOR PLAN
 AB-2



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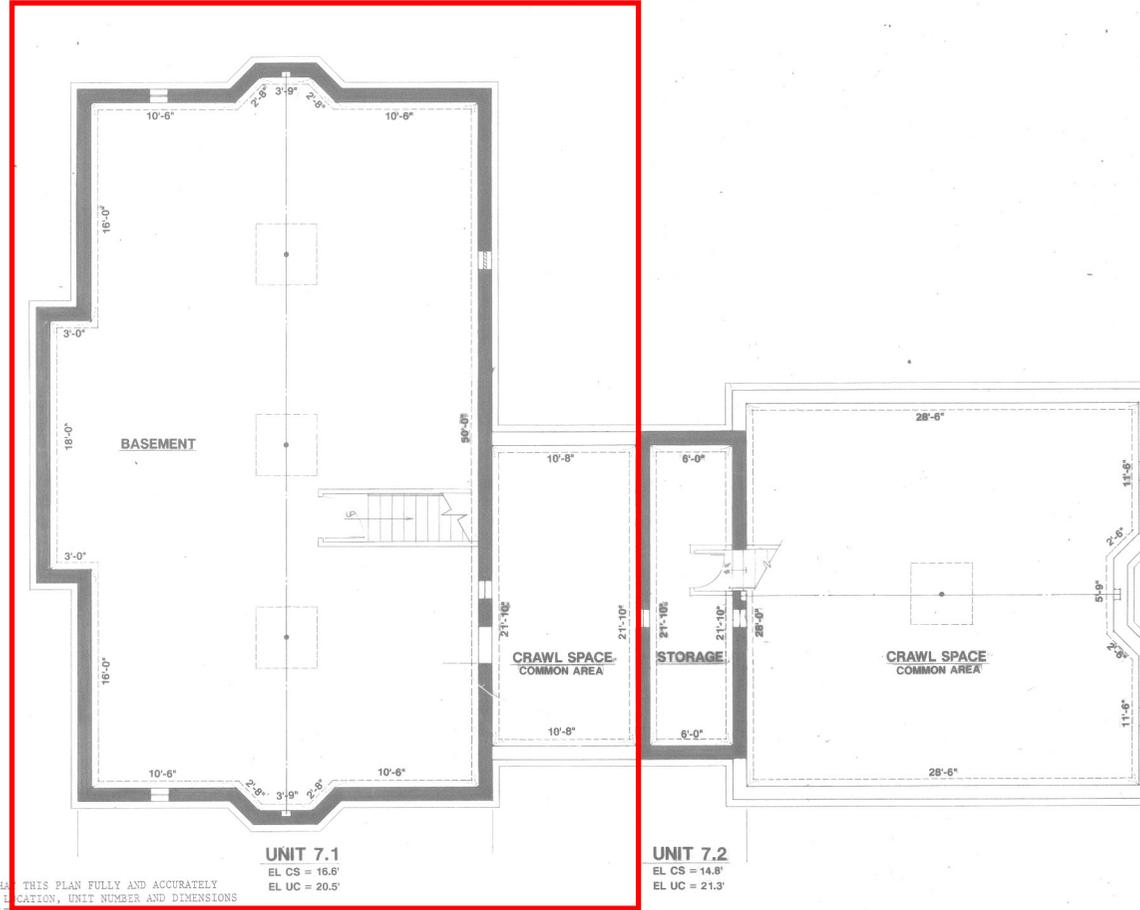
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No. 23006
DATE 5/25/08

Shevalier
Associates
Architects
Raynham
Massachusetts

JOB NO.

Unit Basement Plan



"I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS OF THE UNITS AS BUILT."

"I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

SIGNED: [Signature] DATE 5/25/08



BASEMENT PLAN

LEGEND:
EL CS = ELEVATION OF TOP SURFACE CONCRETE SLAB
DIMENSIONS FROM INSIDE OF FOUNDATION WALL TO INSIDE OF FOUNDATION WALL
UL UC = ELEV. TO UNDERSIDE OF CEILING

0 2 4 8
SCALE: 1"=4'-0"

NANTUCKET COMMONS CONDOMINIUM

NANTUCKET, MA.

BUILDING NO. 7

BUILDING #7
AS-BUILT
BASEMENT PLAN

AB-1

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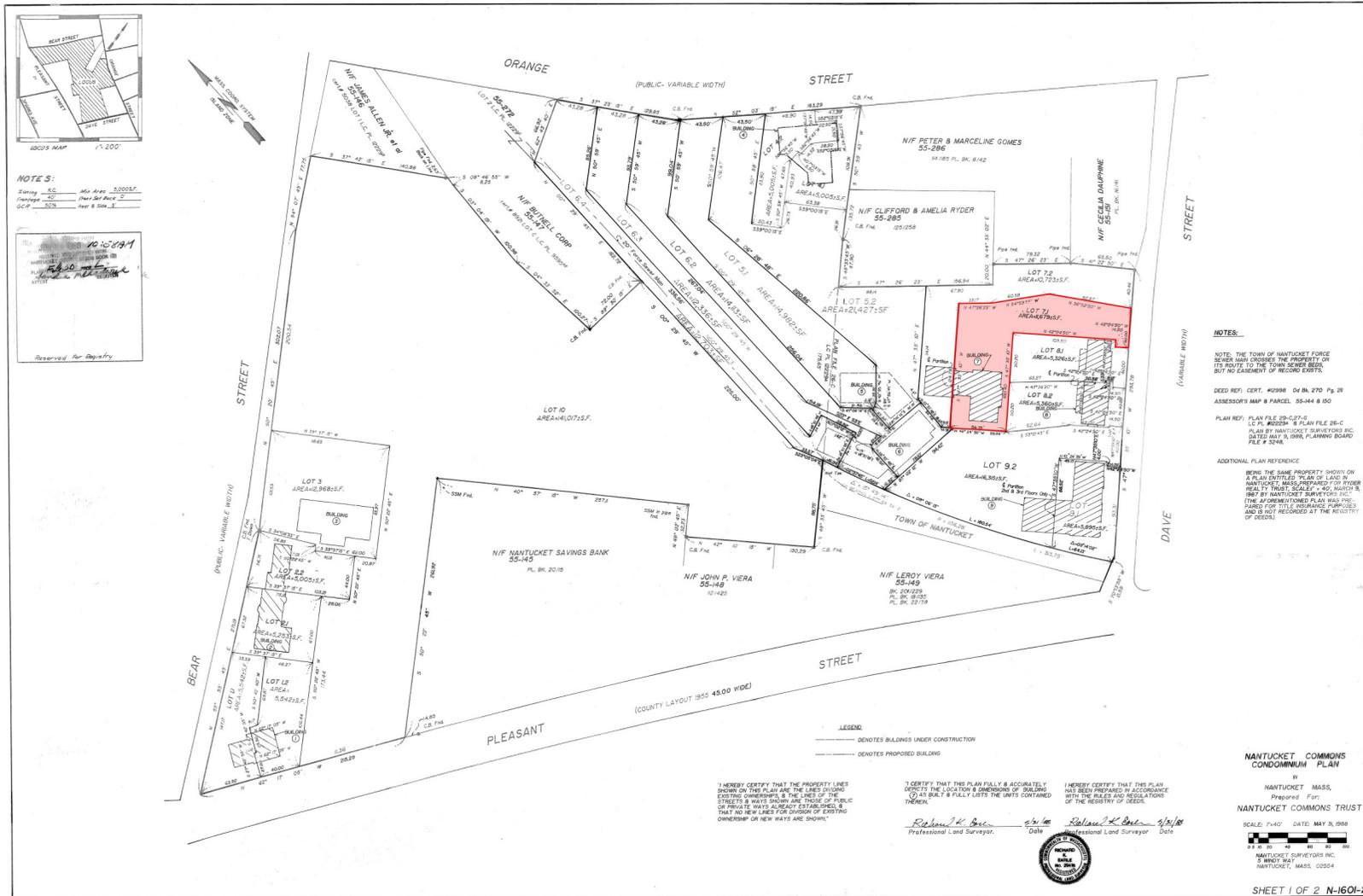
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Site Plan



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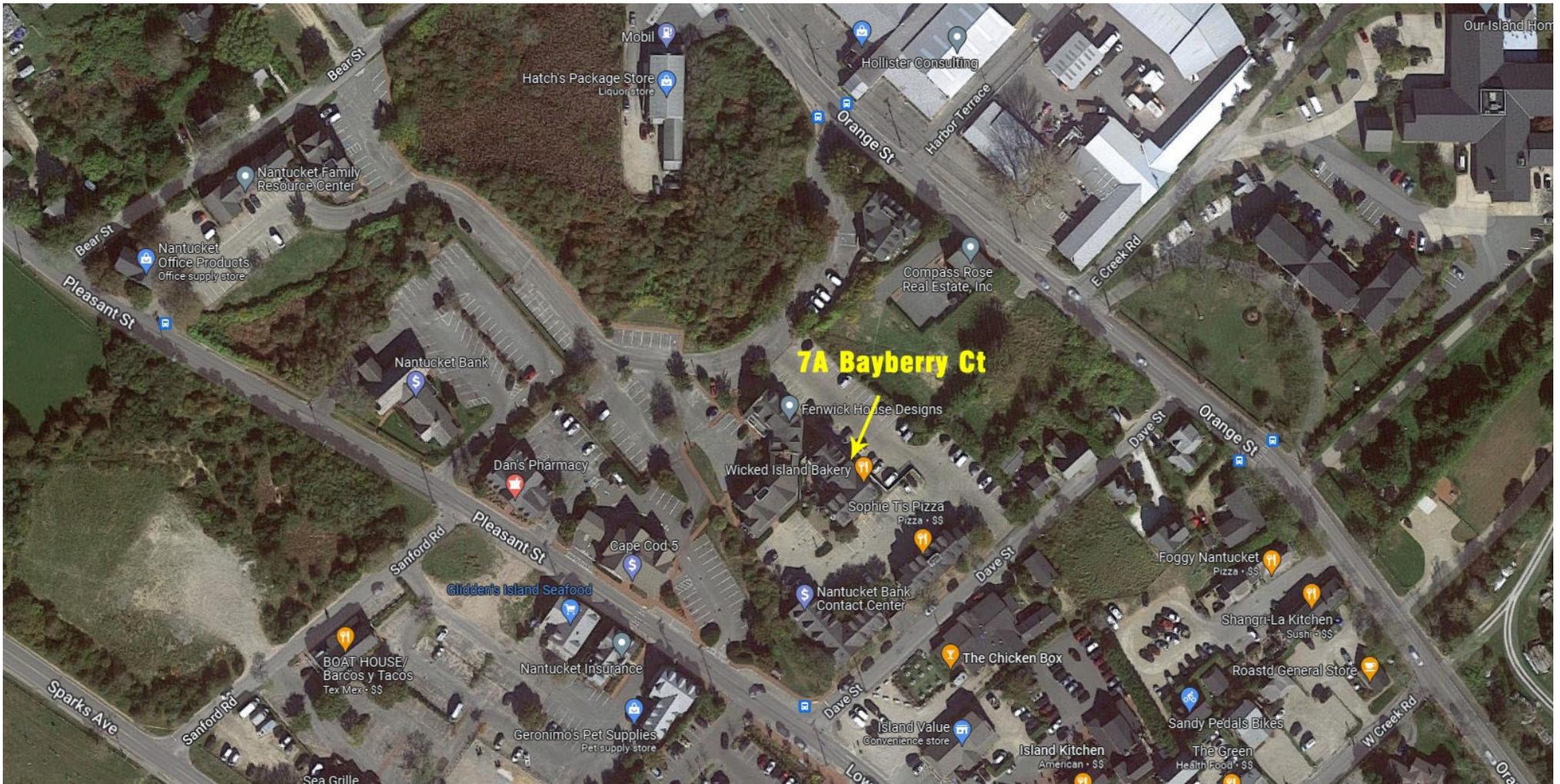
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Satellite



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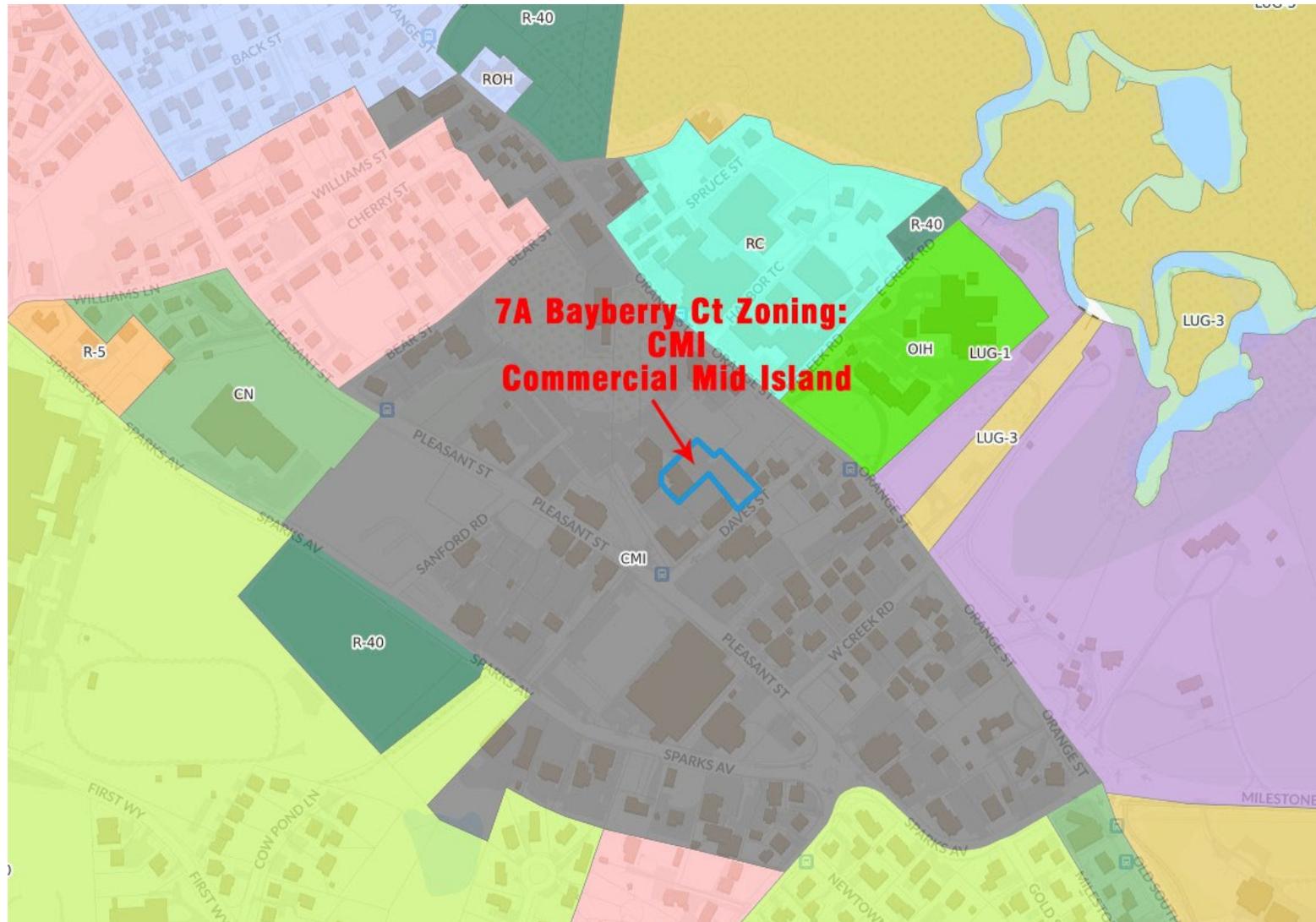
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Zoning - CMI Commercial Mid-Island



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