HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

19 & 25 Beach Road
Vineyard Haven, MA

Rare Martha's Vineyard Investment Opportunity
Mixed Use - Multiple Buildings

$3,795,000

* STEPS FROM THE STEAMSHIP TERMINAL
* 4 BUILDINGS ON 2 PARCELS
* INCLUDES CITGO GAS STATION AND CONVENIENCE STORE
* ZONED C- COMMERCIAL
* FINANCIALS AVAILABLE UPON REQUEST

Long Term Gas Station Lease - Credit Tenant

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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

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

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

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Harbor View

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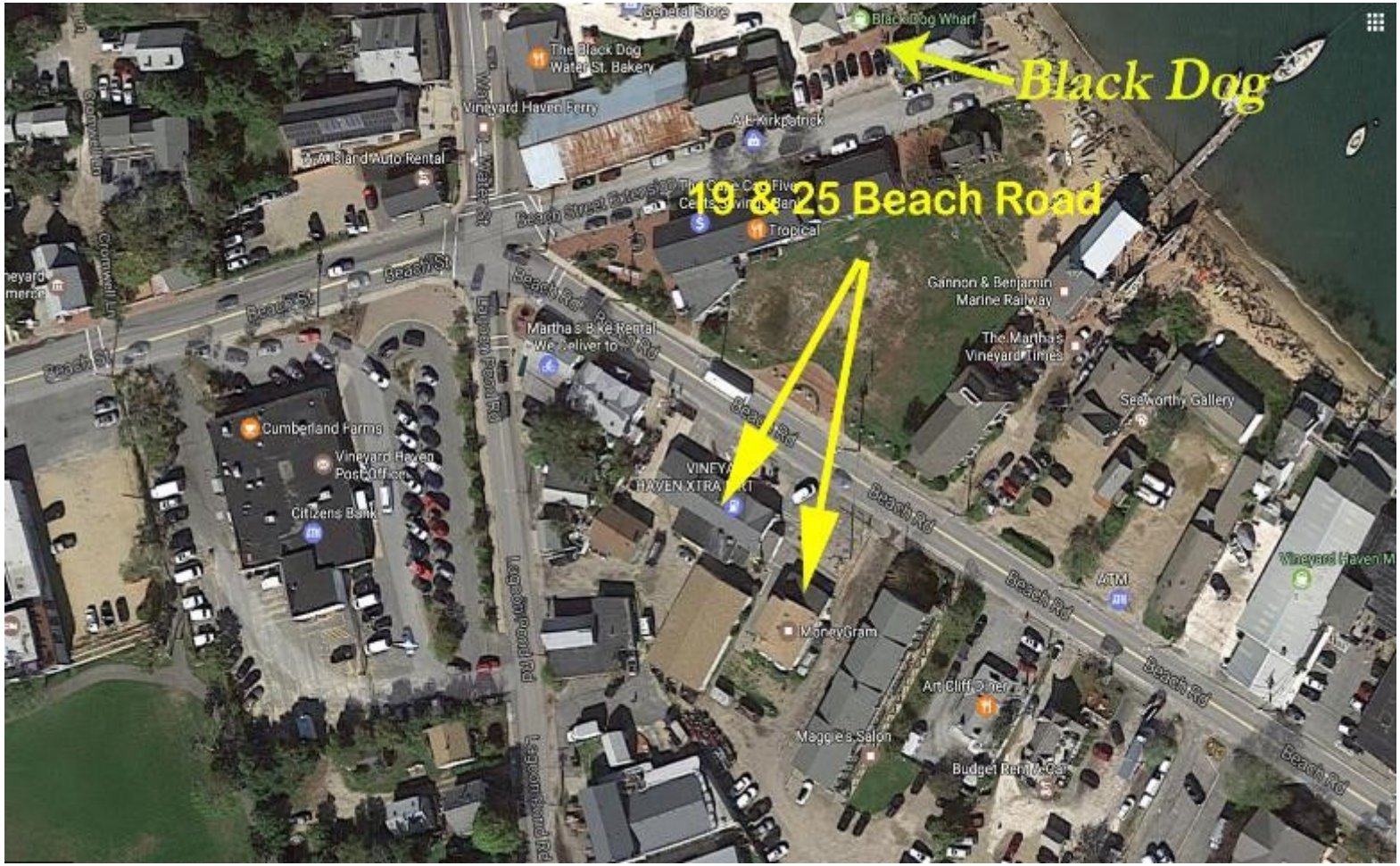

Neighborhood View

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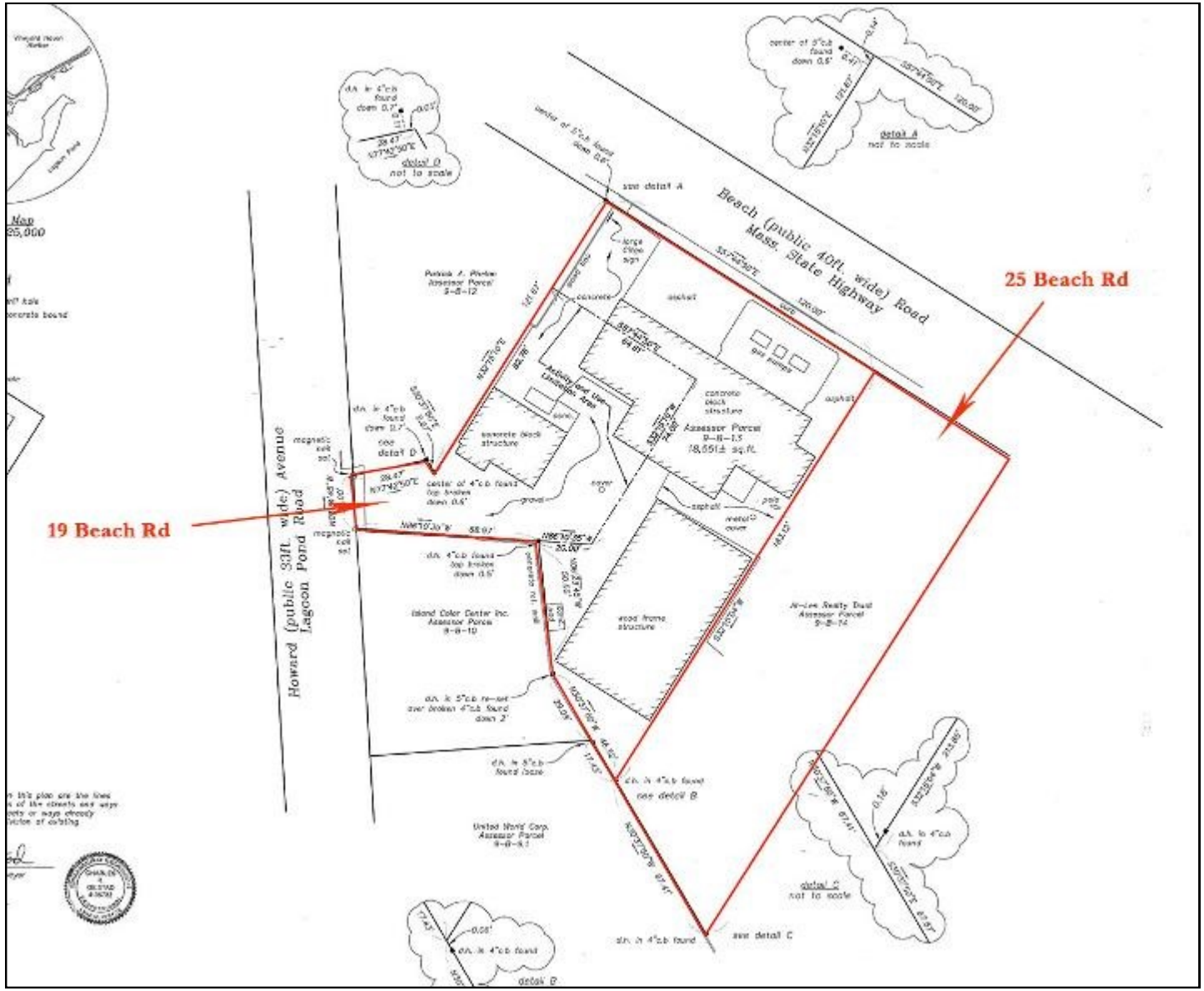
Plan of Land



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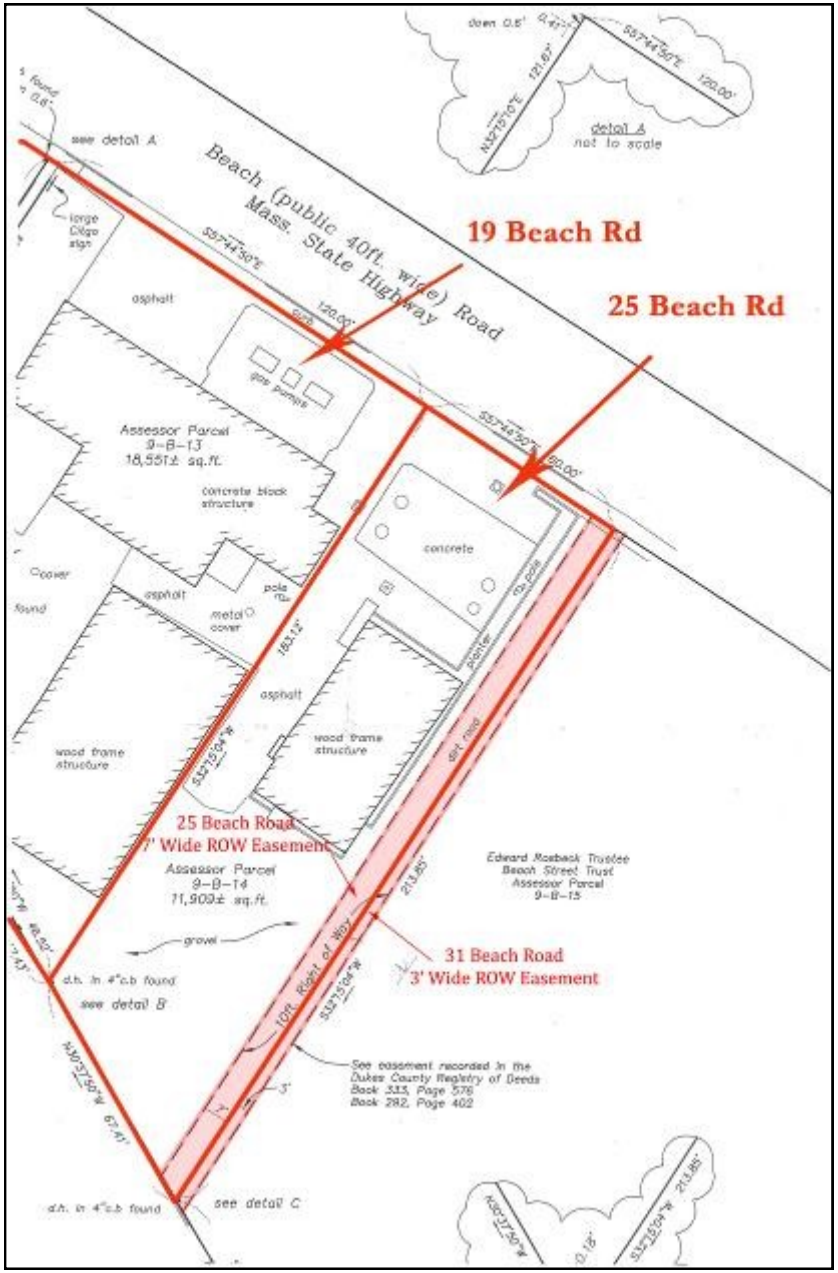
Easement Plan



Property Details

19 Beach Road - Vineyard Haven

Building One - 3,487± SF

Citgo Gas Station w/C-Store - 1,723± SF

Bike Shop - 1,134± SF

Whaash Corporation - 630± SF

Building Two - 877± SF

Adventure Rentals - 877± SF

Building Three - 3,024± SF

Martha's Vineyard Glass - 1,890± SF

Adventure Rentals - Storage - 1,134± SF

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Floorplans - 19 Beach Rd

Building One - 3,487± SF

Citgo Gas Station w/C-Store - 1,723± SF

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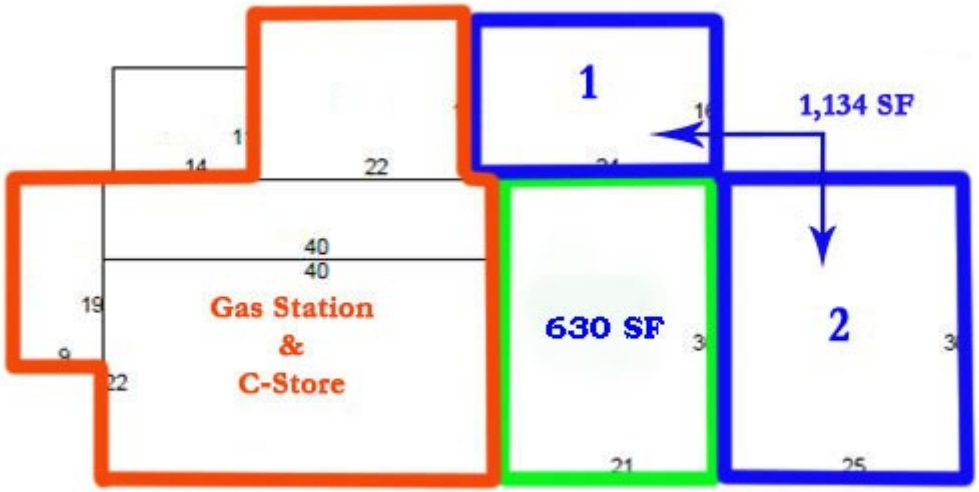

19 Beach Rd

Building Two - 877± SF

Adventure Rentals - 877± SF

Floorplans - 19 Beach Rd

Building Three - 3,024± SF

Martha's Vineyard Glass - 1,890± SF

Adventure Rentals - 1,134± SF

Property Details

25 Beach Road - Vineyard Haven

Building - 1,830± SF

Carribean Market 1st Floor - 1,200± SF

Residential Studio Apt. 2nd Floor - 450± SF

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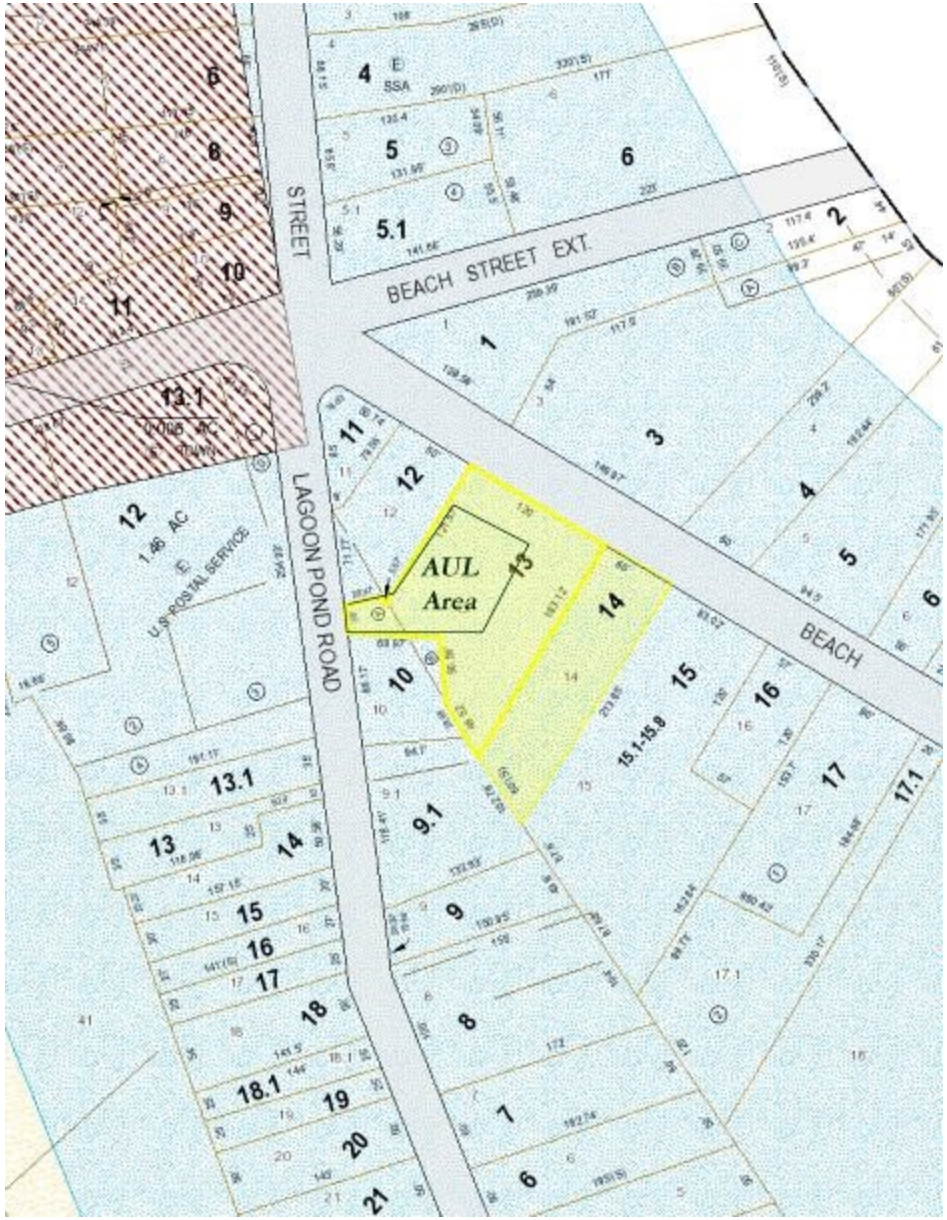
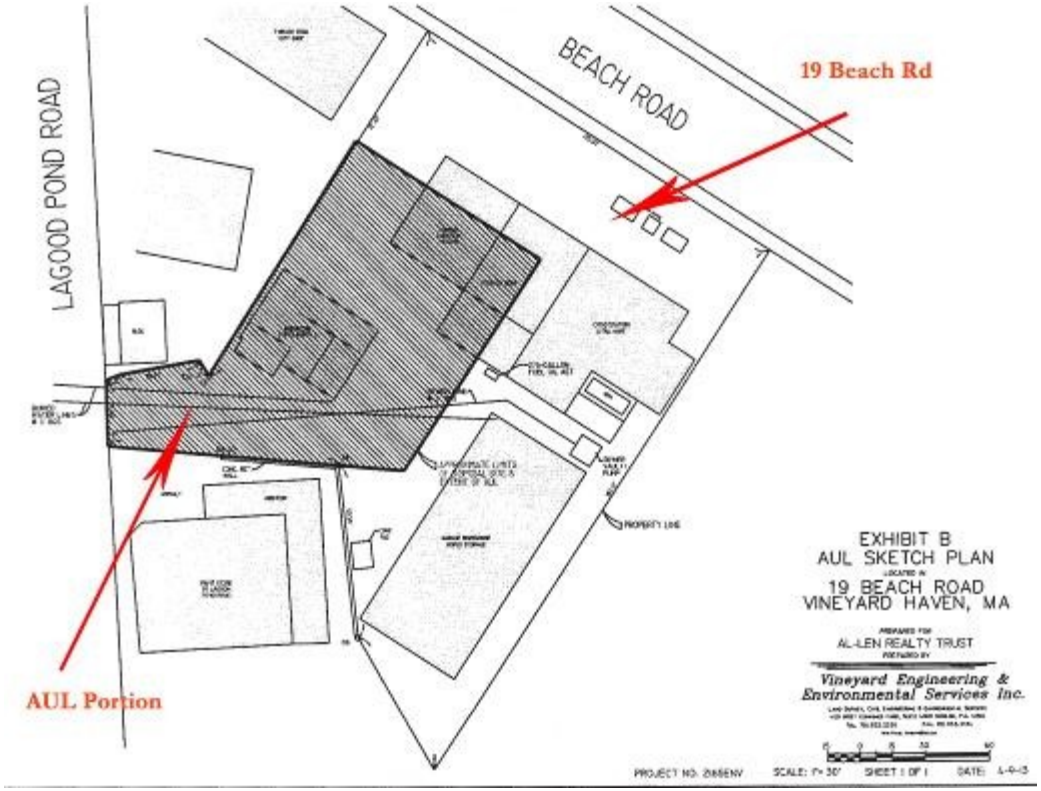
Floorplans - 25 Beach Rd

Assessor Map
&
Close Up of Parcels

Zoning Map
&
AUL (Activity Use Limitation) Map





Photographs

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19 & 25 Beach Road - Vineyard Haven

This property is located in Tisbury (aka Vineyard Haven) on the island of Martha's Vineyard. This rare opportunity is located steps from the Steamship Terminal in a high visibility heavily traveled year round port. Our sites are located at the junction of Beach Rd., Beach St., Beach St. Ext., and Lagoon Pond Rd. Complimentary businesses are located in the immediate neighborhood. Turnover is very low with owner/tenants, as there are very few commercial options available near the Steamship Terminal.

Please Note: Gas Station Tenant has the Right of 1st Refusal on the property.

Long Term Gas Station Lease - Credit Tenant in Place.