



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

**19 Beach Road**

**Vineyard Haven, MA**

**Rare Martha's Vineyard Leasing Opportunity**

**1,014 SF**

**\$2,500/Month plus Utilities**



- \* STEPS FROM THE STEAMSHIP TERMINAL
- \* ADJACENT TO CITGO GAS STATION AND CONVENIENCE STORE
  - \* ZONED C- COMMERCIAL
  - \* YEAR ROUND ACTIVITY

**Long Term Lease - Available**



HARTEL COMMERCIAL REAL ESTATE

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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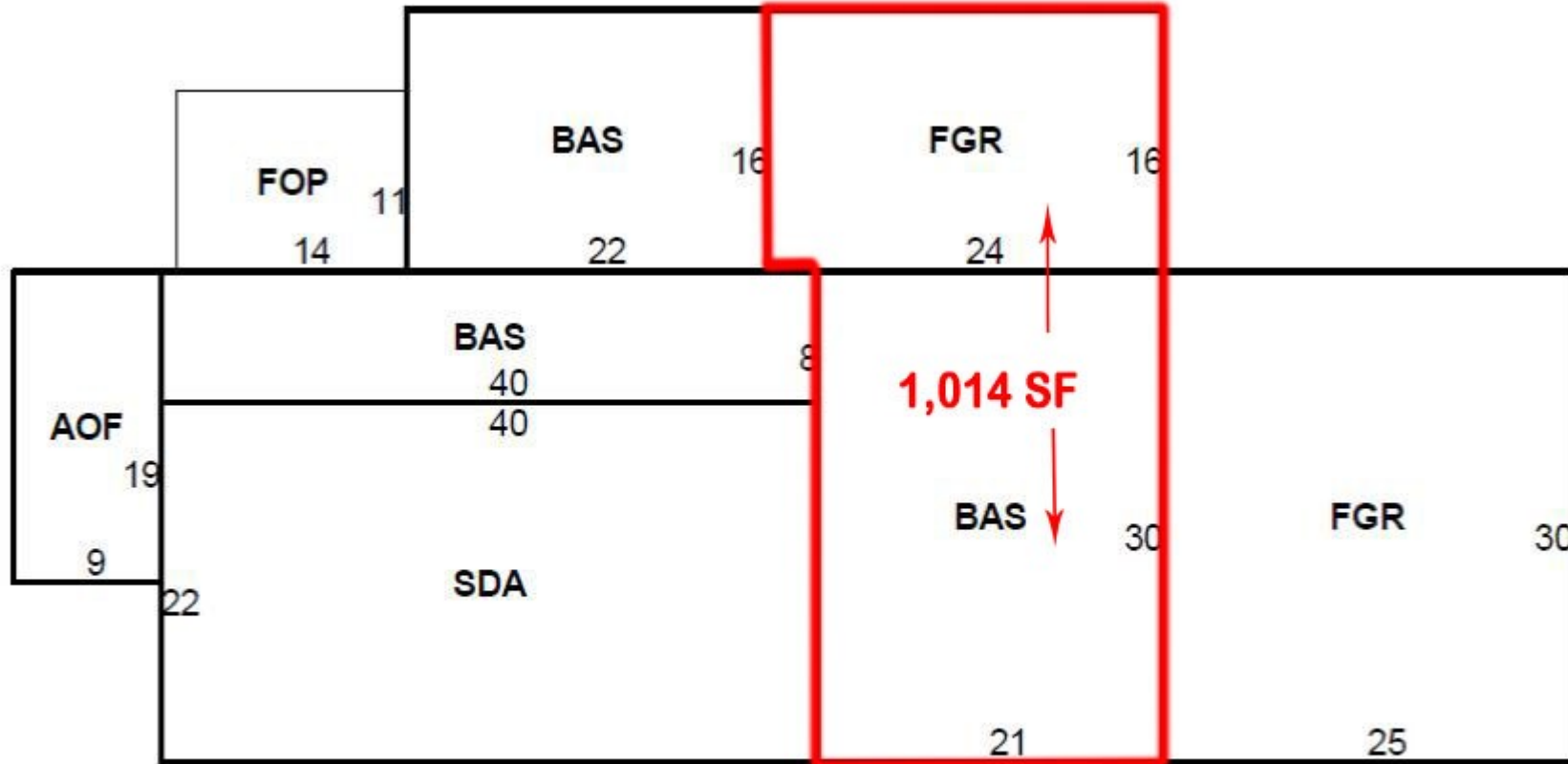
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## Floorplans - 19 Beach Rd



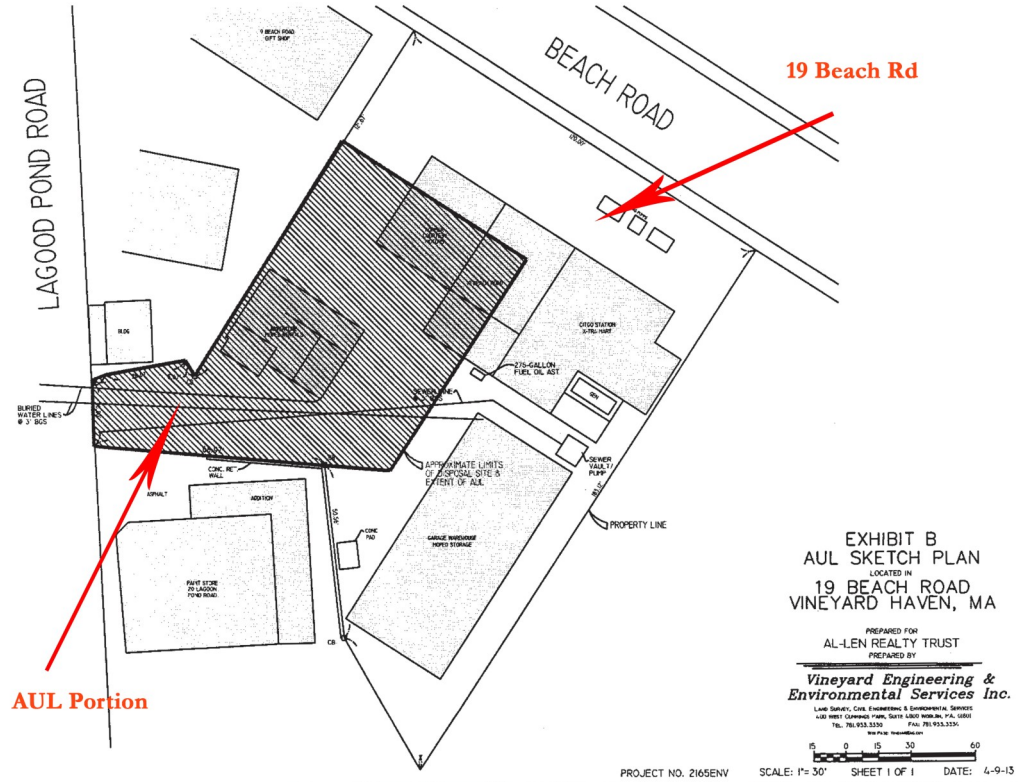
# Assessor Map

&

# Close Up of Parcel



*Zoning Map  
&  
AUL (Activity Use Limitation) Map*





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## *19 Beach Road - Vineyard Haven*

**T**his 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 Right of 1st Refusal on property.**

Long Term Lease - Available.

