



For Sale

Mixed-Use Investment Property

30 Sparks Ave
Nantucket



**RARE OPPORTUNITY TO SECURE
HIGHLY VISIBLE COMMERCIAL PROPERTY
ON WORLD CLASS ISLAND**



INVESTMENT OPPORTUNITY

The property currently offers in-place
\$350,000/yr net operating income.

END USER OPPORTUNITY

Three tenants are under Tenancy at Will.

VALUE-ADDED OPPORTUNITY

Tenancy at Will are below market lease rates.

Two Buildings. 7267 Rentable SF
2 Retail Stores 2 Apartments
0.65+/- Lot Size

PROPERTY HIGHLIGHTS



MINUTES FROM
MAIN STREET



EMERGING "NEW DOWNTOWN"
AREA ON SPARKS
AVENUE



HIGH DENSITY
TRAFFIC COUNTS



DESIRABLE LOCATION
ANCHORED BY
LONG-TERM TENANT
CUMBERLAND FARMS



NANTUCKET - YEAR-
ROUND POPULATION:
15,000 +/-; SEASONAL
80,000 +/-



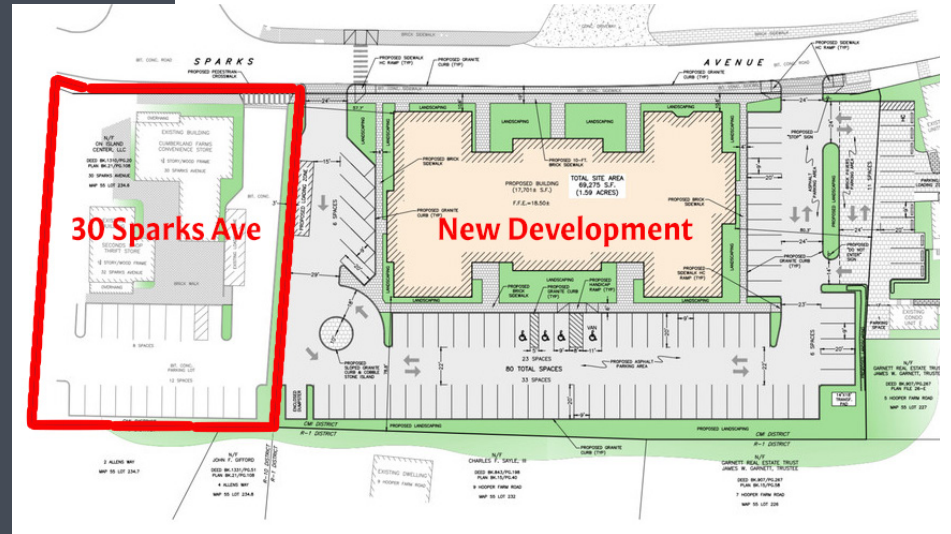
NANTUCKET - LIMITED
INVENTORY AND
HIGHLY RESTRICTIVE
ZONING CODE LIMITS
COMPETITION



NANTUCKET - ONE OF
THE NATION'S HIGHEST
PER CAPITAL PERSONAL
INCOMES



NANTUCKET - AIRPORT
IS THE SECOND
BUSIEST AIRPORT IN
MASSACHUSETTS, AFTER
LOGAN AIRPORT.





PROPERTY SPECIFICATONS - BUILDING #1

ZONING	COMMERCIAL (CMI)
STORIES	1.75
BUILT	2012
FRAME	WOOD
ROOF	GABLES/ASPHALT SHINGLE
OCCUPANCY	1 RETAIL STORE, 1 RESIDENTIAL UNIT
INTERIOR WALL	DRYWALL/SHEET/ 9' HEIGHT
INTERIOR FLOOR	PINE/SOFT WOOD
HEATING/FUEL	FORCED AIR-DUCT/GAS
AIR CONDITIONING	CENTRAL

<u>DESCRIPTION</u>	<u>GROSS AREA</u>
FIRST FLOOR	2858 SF
SECOND FLOOR	2068 SF
<u>BASEMENT, UNFINISHED</u>	<u>2856 SF</u>
TOTAL	8342 SF

The Anchor Tenant is Cumberland Farms

Cumberland Farms, colloquially known as Cumby's, is a regional chain of convenience operating 566+/- convenience stores and gas stations located throughout New England, New York and Florida. The first retail store was opened in 1962, and today is one of the largest convenience store chains in the U.S. The company was purchased by the EG Group in 2019, and its headquarters are in Westborough, Massachusetts. Currently, the EG Group operates approximately 1,600 convenience stores in the United States, with 18,000 employees, and 6,200 +- sites worldwide.



PROPERTY SPECIFICATONS - BUILDING #2

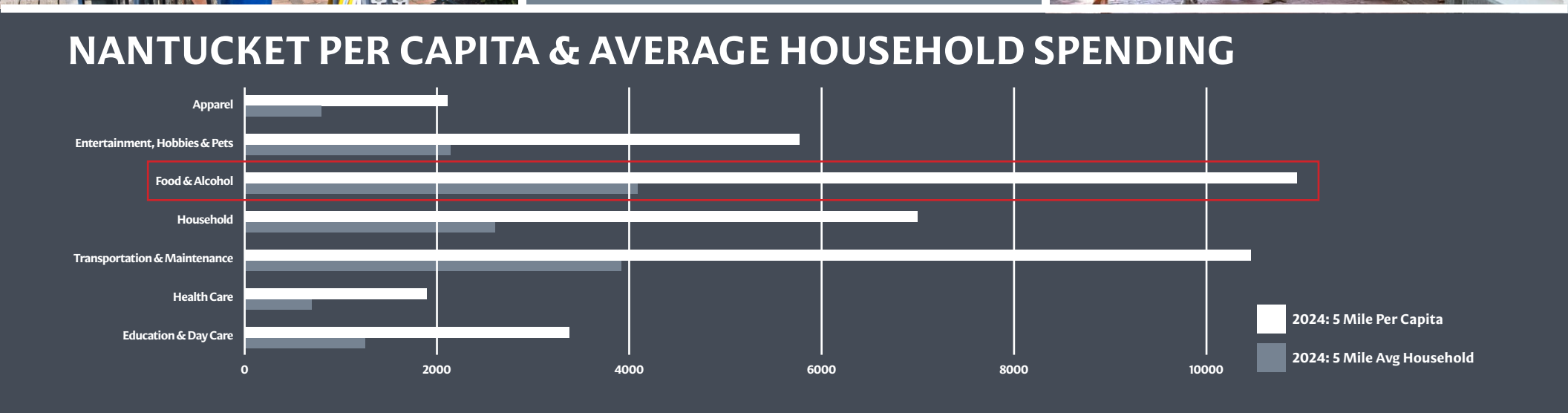
ZONING	COMMERCIAL (CMI)
STORIES	1.75
BUILT	2012
FRAME	WOOD
ROOF	GABLES/ASPHALT SHINGLE
OCCUPANCY	2 TENANTS (THRIFT STORE, 1 RESIDENTIAL UNIT)
INTERIOR WALL	DRYWALL/SHEET/ 9' HEIGHT
INTERIOR FLOOR	PINE/SOFT WOOD
HEATING/AC	HEATING/AC SPLIT

<u>DESCRIPTION</u>	<u>GROSS AREA</u>
FIRST FLOOR	1638 SF
SECOND FLOOR	1638 SF
<u>BASEMENT, UNFINISHED</u>	<u>1910 SF</u>
TOTAL	5186 SF

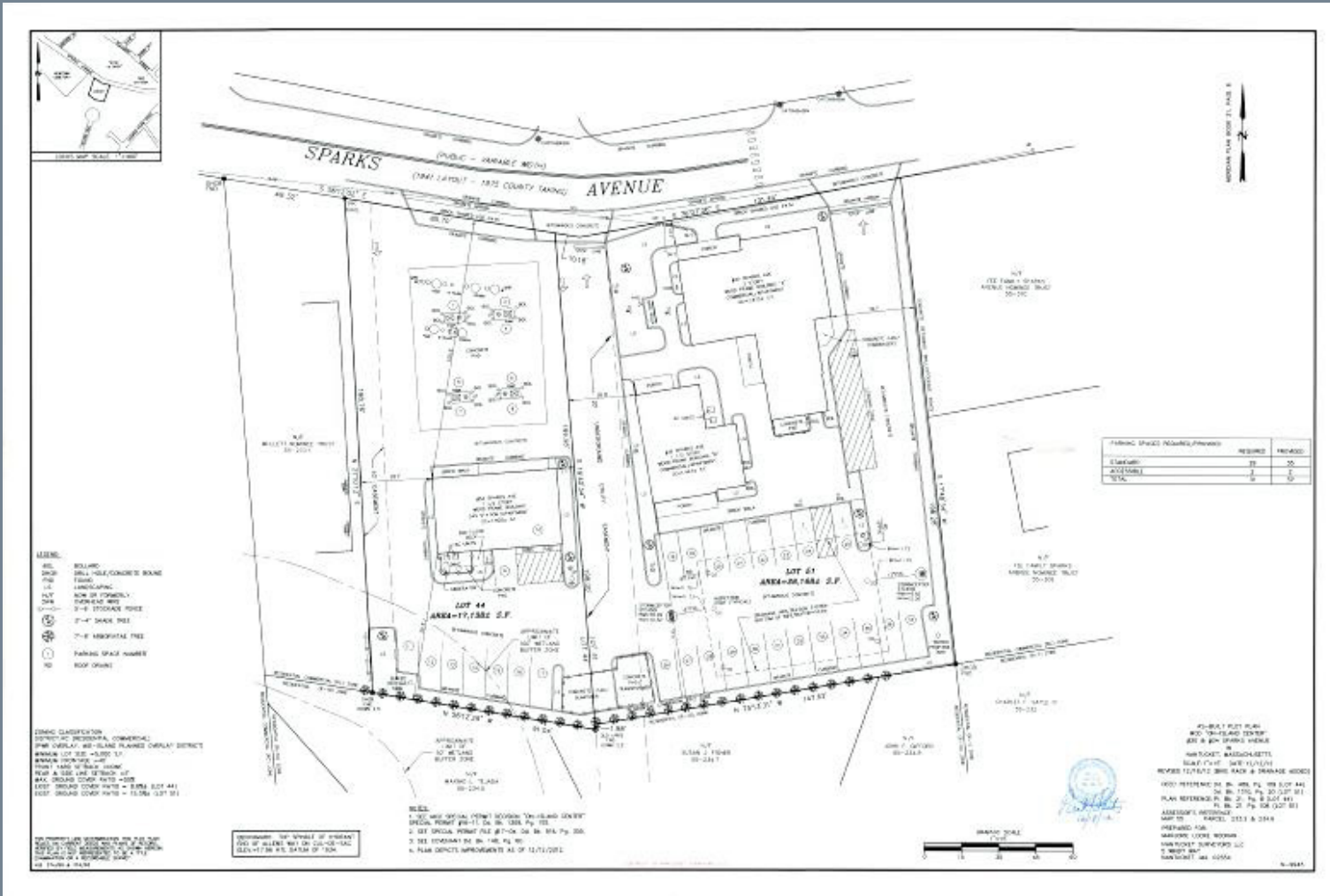


DEMOGRAPHICS (2022)

POPULATION	15,000 +/- (YEAR-ROUND) 80,000 +/- (JUL & AUG)
MEDIAN HHI	\$131,736
MEDIAN PROPERTY VALUE	\$1.18 M
AVG. HOME SALES PRICE	\$2.2 M

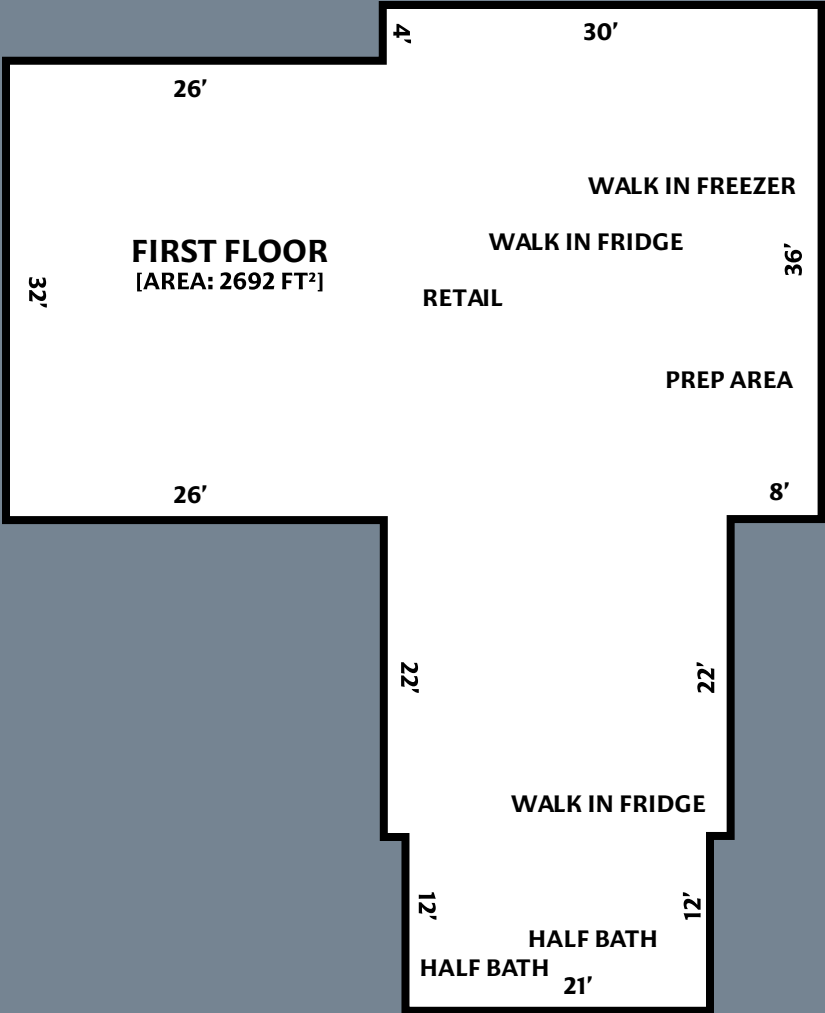


SITE PLANS/BUILDING PLANS

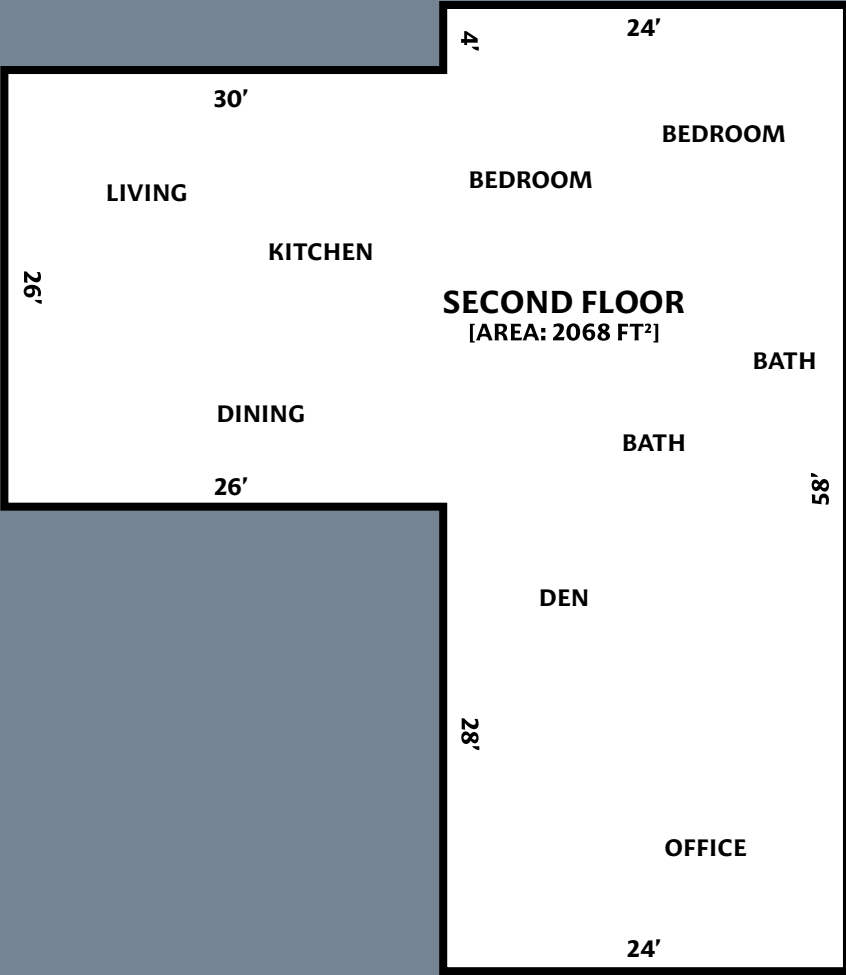


SITE PLANS/BUILDING PLANS

RETAIL BUILDING A

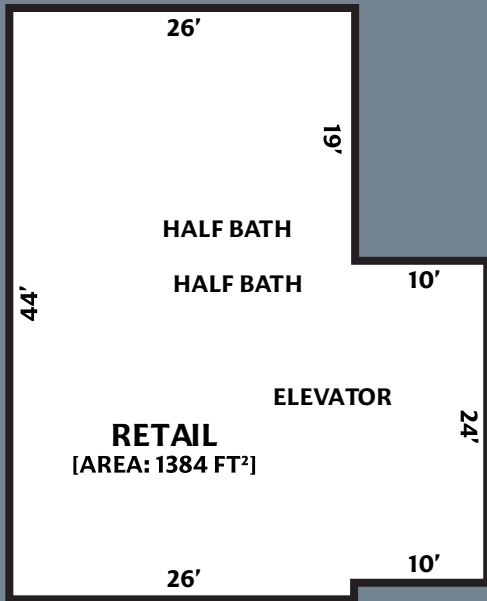


RESIDENTIAL BUILDING A

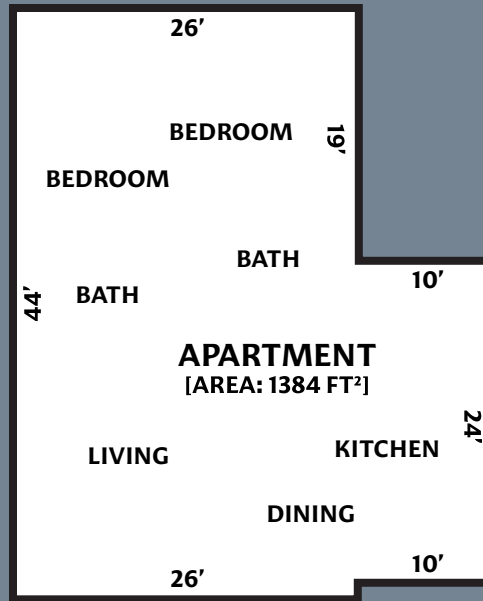


SITE PLANS/BUILDING PLANS

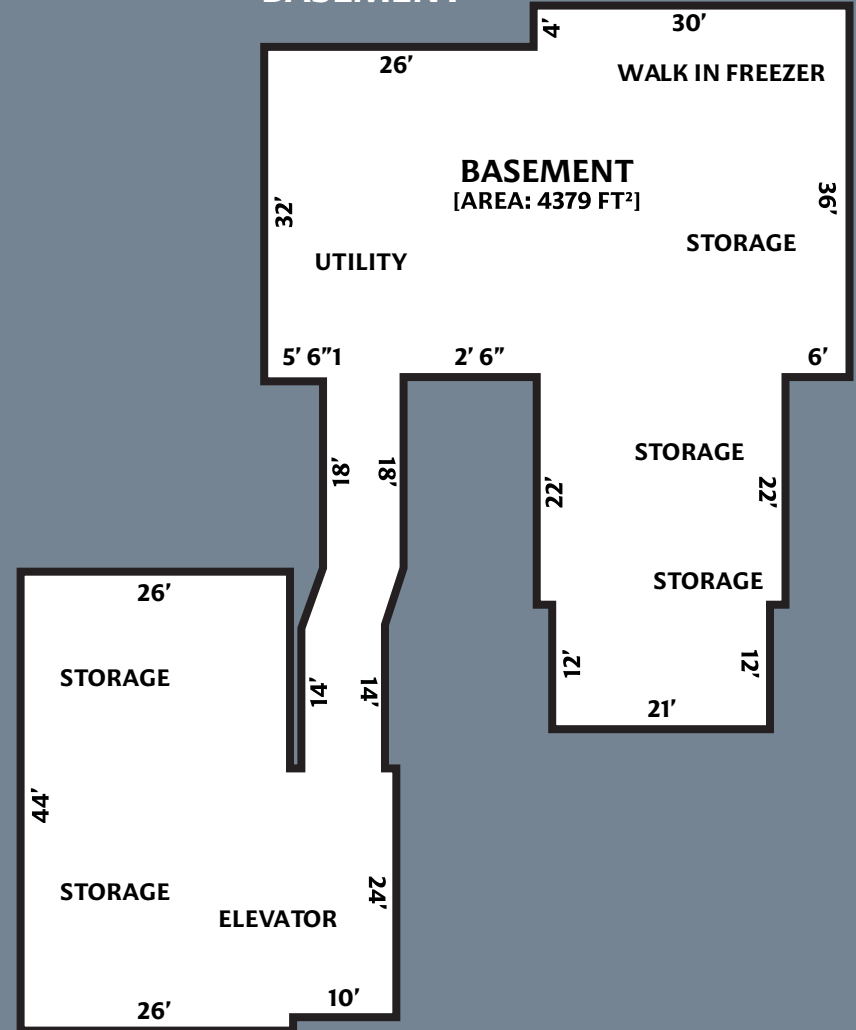
RETAIL BUILDING B



RESIDENTIAL BUILDING B



BASEMENT



30 Sparks Ave
Nantucket

FOR MORE INFORMATION, PLEASE CONTACT:

William D. Kelleher, IV
508-596-5395

WKelleher@Kelleher-Sadowsky.com

