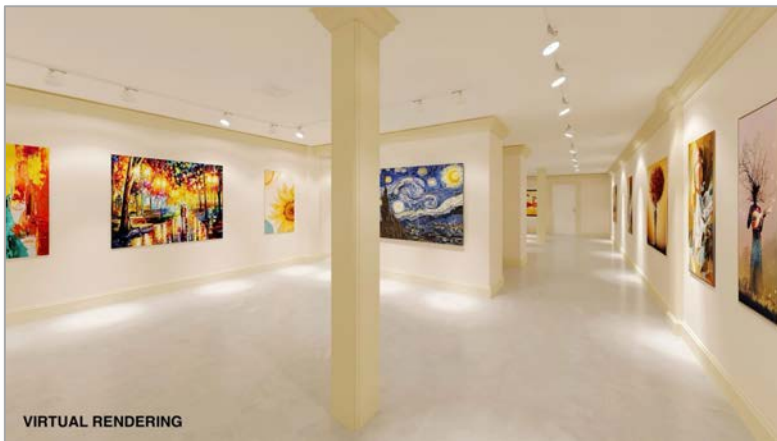


RARE OPPORTUNITY TO SECURE PRIME RETAIL LOCATION

**33 Main Street, Lower-Level Retail Nantucket MA 02554
(Corner of Main Street & Federal Street)**

Visit www.33ACK.com for more information and videos.



Above Image Disclaimer: These computer-generated virtual renderings are provided solely for illustrative purposes to offer a potential visual representation of the lower-level retail space. While efforts have been made to depict the space accurately, no warranty is made regarding the accuracy of these images. Any decisions made based on these renderings should be verified against official plans and specifications. This disclaimer serves to protect against any discrepancies between the virtual representations and the actual space.

DESCRIPTION: The Lower-Level Retail consists of approximately 1,256 sq. ft. of brightly lit retail space with a private bathroom, tenant-controlled HVAC and street signage located on Federal Street. Be up and running in no time! Delivered with white walls and white painted concrete floor ready for your build-out.

Ideal for high-end Art Gallery, Salon, Medical, Fashion or Marketing Space. Opt for a seasonal pop-up for the 2024 season or a stable 5-year term. Seasonal and annual rates are consistent, with all seasonal/pop-up leases concluding on December 31st of any given year.

Remainder of building is occupied by high end retailer, Hill House Homes through 12/31/2027.

LICENSE RATE: \$100,000 per annum/season plus percentage of building utilities.
*(*Season dates are through the end of any given year and will terminate on December 31st.)*

OCCUPANCY: Immediately

For Additional Information Please Contact:

Justin H. Green

Cell: (917) 921-8775

Email: jgreen@haysventures.com

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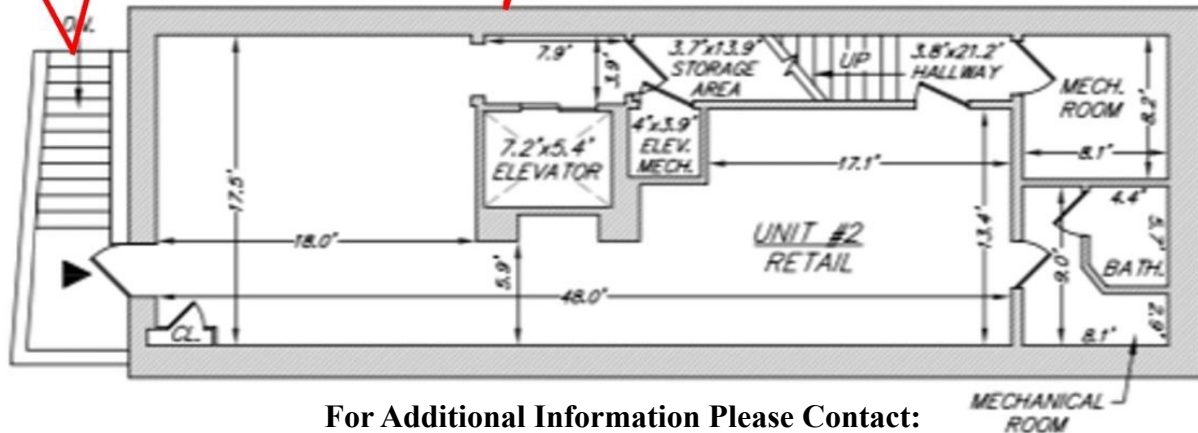
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Lower Level Current Condition



Second Entrance from Federal Street showing steps & elevator down to the Lower Level Retail.



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External View from Federal Street



Lower-Level Retail Entrance



Building Elevator



Lower-Level Retail Bathroom

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