

WILLIAM RAVEIS



294 COMMERCIAL STREET, PROVINCETOWN, MA
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Exclusively marketed by:



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154 Commercial Street, Provincetown, MA







Make Provincetown Your OWN with these two mixed use buildings featuring a combined 10 bedrooms and 6 baths, and a prime commercial space with a half bath in the heart of Provincetown's downtown commercial district! First time on the market in over 50 years. Building one consists of ground floor retail space (approx. 1500sf) that has housed Coconuts Sunglasses for over 36 years, the second floor is a newly renovated approx. 1288sf 3BR/1BA (#5), separate coin operated laundry room for all of the apartments, and the top floor is an approx. 870sf 2BR/1BA (#6) and features a large sun deck. Building two consists of an approx. 240sf studio (#3), two approx. 372sf and 520sf 1BR/1BAs (#1 and #4), an approx. 605sf 2BR/1BA (#2), and a two car garage. Property being sold AS IS. Generates gross rental income of over \$300,000+ across all units with mostly short term rentals. There are some rentals in place for 2025 season. Many new plumbing/heating and cooling updates and improvements including new roof for front building. Furnishings negotiable. Sewer betterment paid in full.

Mixture of uses: Apartment #1 was seasonal in 2024 and grossed \$10,800, #2 grossed \$46,155.29 in STRs (avg night \$304), #3 was year round and grossed \$11,000, #4 grossed \$38,678.59 in STRs (avg night \$269) plus \$7500 for winter tenants, #5 grossed \$52,676 in STRs (avg night \$421), #6 grossed \$54,509.49 in STRs (avg night \$295). Coconuts will be paying \$90,000 in Jan 2025. Coin laundry generates about \$1,000 annually. Property being sold AS IS. Some STR tenants in place for 2025 season. Floorplans attached are for illustrative purposes only and square footage is estimated. Buyers are advised to conduct their own due diligence. Information deemed reliable, but not verified. Keep as rentals or convert to condominiums!

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