

## **INVESTMENT OPPORTUNITY: THE EDGARTOWN "FLAGSHIP" PORTFOLIO** **High-Volume Retail | Mission-Critical Industrial | Strategic Expansion Land**

### **THE OPPORTUNITY**

A rare, vertically integrated commercial portfolio is now available in **Edgartown, Martha's Vineyard**. This offering represents one of the largest privately-held commercial footprints in the region, combining a legacy retail brand with the industrial infrastructure required to dominate an island market.

### **ASSET HIGHLIGHTS**

- **Flagship Retail (B-II District):** ~10,000 SF of prime bi-level retail space. Features a unique, recently secured Special Permit for full-customer access to the lower level—effectively doubling the high-traffic sales floor.
- **Industrial Logistics Hub:** ~8,000 SF high-bay warehouse with three loading bays (semi-trailer accessible). This is the "backbone" of the operation, allowing for bulk procurement and island-wide distribution.
- **Expansion Potential:** Includes an **adjacent 0.5-acre vacant lot**, providing a rare path for doubling industrial capacity or creating high-value outdoor storage.
- **Market Dominance:** An established, 40-year legacy business with over **\$4.3M in annual revenue** and consistent 44%+ gross margins. With a very high 6x turnover of inventory.

### **FINANCIAL SUMMARY**

- **Total Portfolio Price:** \$14,000,000 (Includes Real Estate, Business & ~\$675k Inventory)
- **Annual Gross Revenue:** \$4,314,000
- **Value-Add Potential:** Significant "Labor Efficiency" opportunity; current operations are over-staffed relative to industry benchmarks, offering an immediate EBITDA boost for a strategic buyer.
- **Real Estate Security:** Backed by nearly 18,000 SF of total building area in a zero-vacancy market.

### **STRATEGIC RATIONALE**

In a market where commercial space is effectively finite, this portfolio solves the two greatest challenges on Martha's Vineyard: **Retail Presence** and **Storage Logistics**. This is a

"Turn-Key" empire ideal for a family office, a regional hardware/home group, or an investor seeking a secure, high-yield island foothold.

**CONFIDENTIALITY NOTE:** This is a blind teaser. Detailed financials, property addresses, and a full Offering Memorandum (OM) are available to qualified buyers upon the execution of a Non-Disclosure Agreement (NDA).

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