



One Mariners Landing Unit A

Edgartown, MA 02539

*FOR SALE, PREMIER
PROFESSIONAL
LOCATION,
EDGARTOWN, MA*



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Section 1

Property Information



Property Summary

For Sale, Premier professional location, Edgartown, MA



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Edgartown, MA. This meticulously maintained commercial condominium office/retail suite, boasting a 2,000 SF building, offers a modern space designed for optimal functionality. Renovated in 2022, this property features a contemporary interior, ideal for accommodating a variety of businesses. Its strategic location in the Edgartown area presents exceptional visibility and access, perfectly suited for attracting clientele. Zoned as B-1, this versatile property provides a lucrative prospect for office or retail endeavors. Don't miss the chance to capitalize on this turnkey investment in a thriving commercial district.

PROPERTY HIGHLIGHTS

- 2,000 SF designer commercial space
- Renovated in 2022
- Versatile layout for retail or office use

OFFERING SUMMARY

Sale Price:	\$2,595,000
Number of Units:	1
Building Size:	2,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	119	285	786
Total Population	282	672	1,844
Average HH Income	\$131,701	\$134,612	\$139,667

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Property Description

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LOCATION DESCRIPTION

Discover the charm of Edgartown, MA, an ideal location for your next office or office building investment. This quaint New England town offers a picturesque setting with a bustling commercial center surrounded by historic homes and scenic waterfront views. Visitors and residents enjoy strolling along the cobblestone streets lined with boutique shops, art galleries, and exceptional dining options. Nearby, the Edgartown Lighthouse and South Beach beckon with their natural beauty and relaxation. Take advantage of this prime location to attract tenants who appreciate the rich history, upscale amenities, and thriving business opportunities that Edgartown has to offer.

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Complete Highlights

FOR SALE, PREMIER PROFESSIONAL LOCATION, EDGARTOWN, MA



PROPERTY HIGHLIGHTS

- 2,000 SF designer commercial space
- Renovated in 2022
- Versatile layout for retail or office use
- Zoned B-1 for commercial opportunities
- High-end materials and elegant interiors
- Ample natural light throughout
- Dedicated loading zone and on-site parking
- Full basement for storage or expansion
- Prime location in Edgartown area
- Ideal for luxury retail, wellness, or medical spa use



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Additional Photos

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Section 2

Location Information



Regional Map

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Location Map

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Aerial Map

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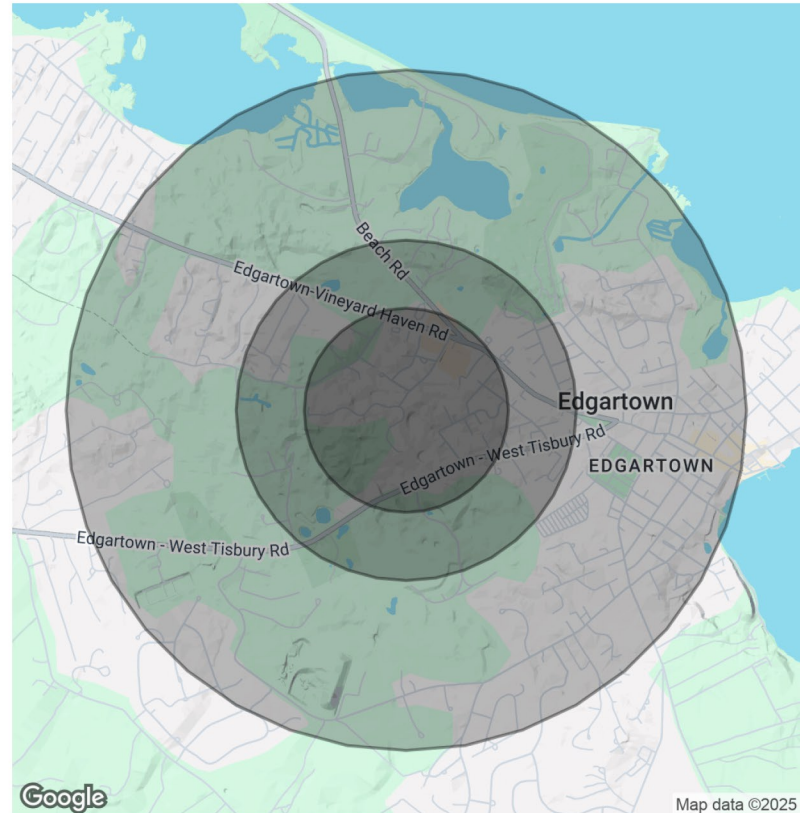
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	282	672	1,844
Average Age	46	46	47
Average Age (Male)	45	46	47
Average Age (Female)	46	47	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	119	285	786
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$131,701	\$134,612	\$139,667
Average House Value	\$1,190,026	\$1,215,166	\$1,280,755

Demographics data derived from AlphaMap



Map data ©2025

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Advisor Bio

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PROFESSIONAL BACKGROUND

As a CRE Broker with eXp Commercial Real Estate and Principal/President of Lewis & Clark CRE Group, LLC., I leverage my international network of clients, local and national developers, end users and investors towards prime development sites in Northwest Georgia, and the Southeastern United States. Having a master's degree in Sport Science from United States Sports Academy and a Bachelor of Arts in Education from Bob Jones University, combined with 27 years of International Defense Contract work in over 70 countries, while owning and developing CRE Industrial Parks, my experiences equip me with unique skills and knowledge to best advise and coach my clients on profitable land investment opportunities. Atlanta Commercial Board of Realtors Million Dollar Club recipient.

As a CCIM Designee, proficiently utilizing the CCIM Strategic Analysis Model allows me to offer my clients the most current analysis enabling them to make sound real estate decisions after performing thorough Market Analysis, Site and Location Analysis, Political and Legal Analysis and ultimately through a Financial Analysis. I thrive knowing that I provide my clients thorough analyses throughout their decision-making process.

Previously, I successfully developed and owned industrial parks and office buildings and now I have expanded my land marketing and land investment activities throughout the Northwest region of Ga and Southern United States. I have performed over \$23 million in land deals in Bartow County alone in the last 18 months and provided great results to landowners and investors in several other counties. I am passionate about finding optimal value for my clients and delivering exceptional services.

eXp Commercial

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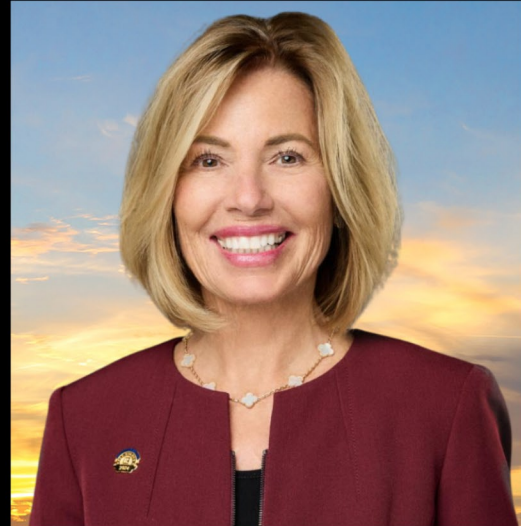


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Lisa Curran Parenteau is a top-performing luxury REALTOR® and the Founder and Team Leader of the Lisa Sells Cape Cod Team, brokered by eXp Realty, LLC. Known for her determination, attention to detail, and expert negotiation skills, Lisa ranks in the top 1% of real estate professionals in her market and is recognized as an eXp ICON Agent.



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