



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Heidi L. Drew
508-325-2121

Price: \$2,500,000 Address: 117 Pleasant Street

Area: Mid Island

Owner: Davis Trust

Type: Commercial Status: Available
 Map/Parcel: 55/267.6 Lot #: 10
 Zoning: RC Lot Size (SF): 12,197
 Deed: C0022648 Lot Size (A): 0.2800
 Wtr Frontage: None GLA: 4,255
 Water View: None Water: Town
 Other View: Town Sewer: Town
 Year Built: 1984 Rooms: 21
 Remodeled: 2006 Beds/Baths: 3/3+
 Furnished: Un-Furnished
 Second Dwelling: None



Unique Opportunity. RC zoned building centrally located in the mid-island village. There is a beautiful 3 bedroom apartment renovated in 2006.

Basement: Lower level consisting of approximately 800 sq. ft. is operating as a full service spa in conjunction with salon. Central air conditioning. There is a utility room with gas hot water heaters (2), EZ Vent for replacing air in salon and spa, electric meters and panels, AC unit, phone equipment, fire alarm system and storage closet. Bulk head.

1st Floor: A full service beauty salon occupies approximately 1000 sq. ft. There is a deck and patio. Central air conditioning.

2nd Floor: There are four offices. Two offices each with approximately 300 sq. ft. One office with approximately 600 sq. ft. The forth office, used by the salon, is approximately 200 sq. ft. and includes a room with a sink. There is a sound system. Two hall baths each with sink and commode. Hall entrance to third floor apartment.

3rd Floor: Luxury 3 Bedroom 2/bath apartment with approximately 1275 sq. ft. was renovated in 2006. Living room area has a gas fireplace, built in window seats. Bamboo wood floors are used in the living, dining and kitchen area. There are tile floors in the baths and laundry room. Kitchen has custom cabinets with glass cabinets separating kitchen and dining area. Bosch dishwasher, gas stove, disposal and sub zero refrigerator. Master bedroom has large double closet and full bath with jetted tub. Bedrooms are carpeted and two have ceiling fans. Built in dressers, bookcases and cabinets throughout. Loads of storage closets built into the eaves. Hall bath has stall shower. Outside deck with access from living room and kitchen. Third floor has central air conditioning and electric heat.

Building Information

First Floor Bedrooms: 0
 Heating: Electric
 Fireplaces: 1
 Floors: Wood, tile & carpeting
 Yard: No
 Parking: Yes
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor: Deck, Patio, Porch
 Spaces:

Appliances and Other Amenities

Stove: Yes
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Satellite
 Amenities: Central A/C, Disposal, Insulation

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$706,600
 Land Assessment: \$662,000
 Total Assessment: \$1,368,600
 Estimated Taxes: \$8,855

Easements

There are approximately 19 parking spaces. Travel easements to access parking.

Other Comments

None

Condo Fees: \$0
 Condo Fees Include: Two of the leased offices pay 7.9% of the RE taxes. The larger one pays 15.98% of the RE taxes.



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