



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Heidi L. Drew
508-325-2121

Price: \$1,395,000 Address: 12 Nobadeer Farm Road Area: Mid Island Owner: Trudel/Listing Agent

Type: Commercial Status: Available
 Map/Parcel: 69/26.4 Lot #: 68
 Zoning: RC-2 Lot Size (SF): 5,227
 Deed: COT/22008 Lot Size (A): 0.1200
 Wtr Frontage: None GLA: 3,185
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 2006 Rooms: 8
 Remodeled: Beds/Baths: 2/4.5
 Furnished: Un-Furnished
 Second Dwelling: None



Mid-island income producer. Opportunity to own a finished 3,185 sq. ft. commercial building with consistent annual rental income of \$8500/month plus triple net in RC2 zoning/multi overlay district. Close to schools, playing fields, tennis/swim club and public shuttle. Town water/town sewer. Nantucket Trading Post business can be purchased separately for \$299,000. See owner for information.

Basement: Complete and fully licensed commercial kitchen with turn-key operation.

1st Floor: Retail store with handicap accessible ramp leading to front entrance.

2nd Floor: Open, freshly painted living/dining/kitchen with oak flooring and granite counters. Powder room with full size washer/dryer. Guest suite with private bath and walk in closet.

3rd Floor: Large, private 450 +/- square foot master suite with his/hers closets and limestone tiled master bath.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 0
 Heating: Gas\FHA
 Fireplaces: No
 Floors: Limestone/Oak/Concrete
 Yard: No
 Parking: Yes
 Foundation: Poured Concrete
 Lead Paint: Unknown
 Recreation and Outdoor: None
 Spaces:

Stove: GE
 Refrigerator: GE
 Dishwasher: GE
 Washer: GE
 Dryer: GE
 Tv Service: Cable
 Amenities: Central A/C, Insulation, Irrigation

Taxes and Fees

Easements

Assessment Year: 2013
 Building Assessment: \$607,500
 Land Assessment: \$238,800
 Total Assessment: \$846,300
 Estimated Taxes: \$5,509

Cert: 22008, Doc: EASE, Reg.: 06/20/2006 Land Court Plan 26984-V Lot 68. Listing agent is MA licensed real estate salesperson. Assessments for 2012 do not include 910 sq ft of finished commercial kitchen.

Condo Fees: \$0
 Condo Fees Include:

Other Comments

None



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