

PROVINCETOWN

# 337 Commercial Street



Price Upon Request  
Presented by David M. Nicolau and Iskren Georgiev

Gibson  

---

Sotheby's  
INTERNATIONAL REALTY



Residence I



Residence II



Commercial Space

## Rare Waterfront Investment

Offered for the first time in over 70 years, this exceptional waterfront property presents an extremely rare and remarkable investment opportunity. The historic commercial parcel, once home of the Hillard Wharf later to become what has been the Lands End Marine Supply & Hardware store, is one of the largest parcels in the TCC Zoning District with approximately 141.87+/- feet of frontage. This multi-use property consists of over 15,000+/- sq. ft. of retail space on the first floor and over 7,000+/- sq. ft. of combined office, retail and residential space on the second and third floors.

The residential space consist of two units, each over 2,400 sq.ft. One penthouse unit offers two bedrooms, one and a half bath, two fireplaces, and an office/den. This unit features sweeping panoramic views of the Provincetown marina as well as the bay extending to Long Point and on the other side overlooks iconic Commercial Street.

The property also offers a second penthouse, this spacious waterfront two-bedroom, two-bath deed-restricted apartment features an oversized deck offering another set of spectacular panoramic vistas.

Complete storage for the retail space occupies the basement and runs through the entire footprint of the building. The property accommodates approximately 18+ parkings spaces.

## Property Details

**2**  
Residences

**1**  
Commercial Space

**26,590**  
Square Feet

**38,478**  
Lot size Sq. Ft.

**18+**  
Parking Spaces

**3**  
Private Decks

**\$36,460**  
Taxes/Year

**1,309**  
GPD Total flow

# Residence I

2  
BEDROOMS

1F 1H  
BATHROOMS

2,400+/-  
SQ. FT.

2  
DECKS

1  
HOME OFFICE

2  
FIREPLACES

1  
HOT TUB

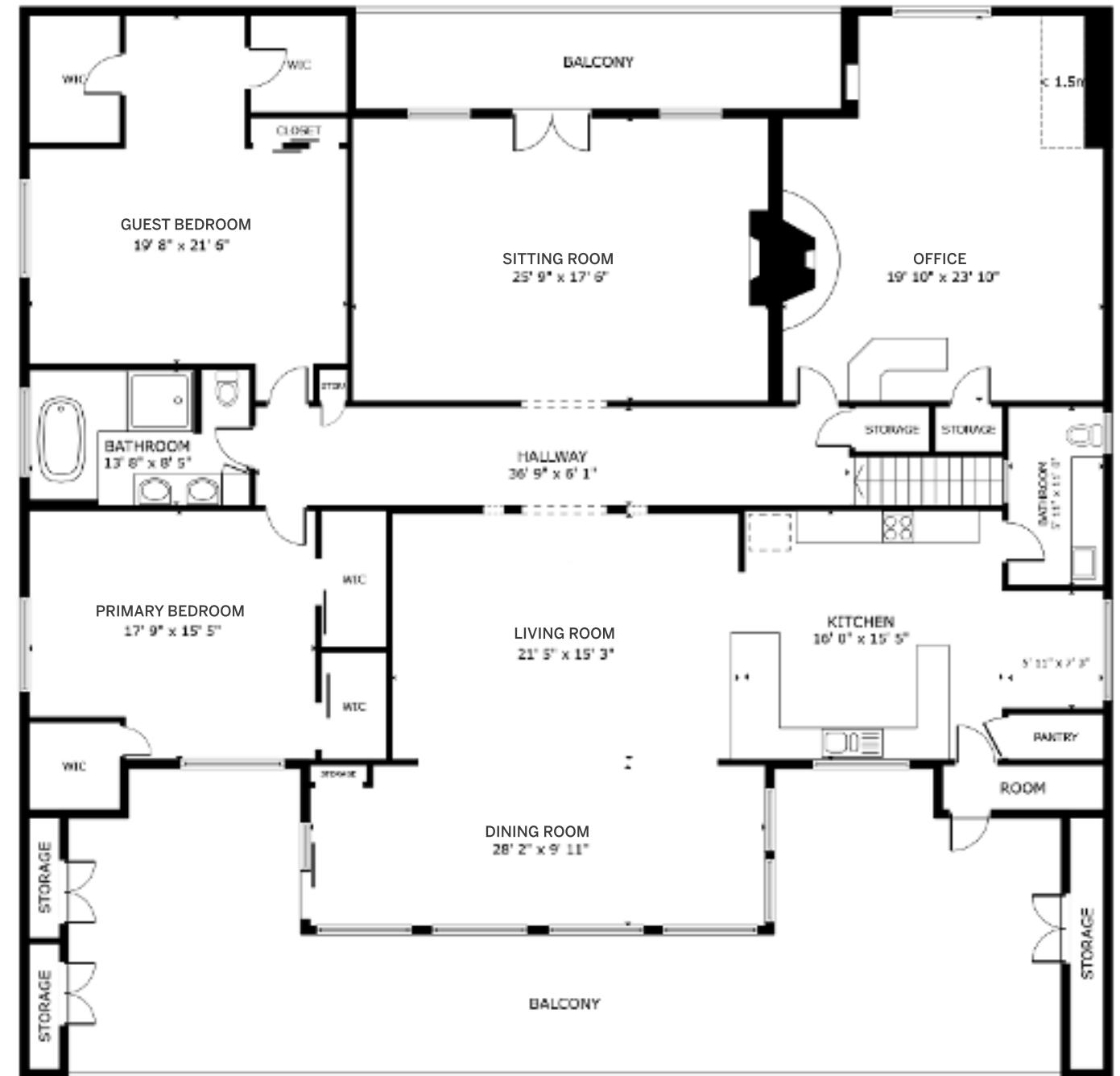
OAK  
FLOORING

SPLIT  
AIR CONDITIONING





## Floor Plan | Residence I



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Residence II

2  
BEDROOMS

2  
FULL BATHROOMS

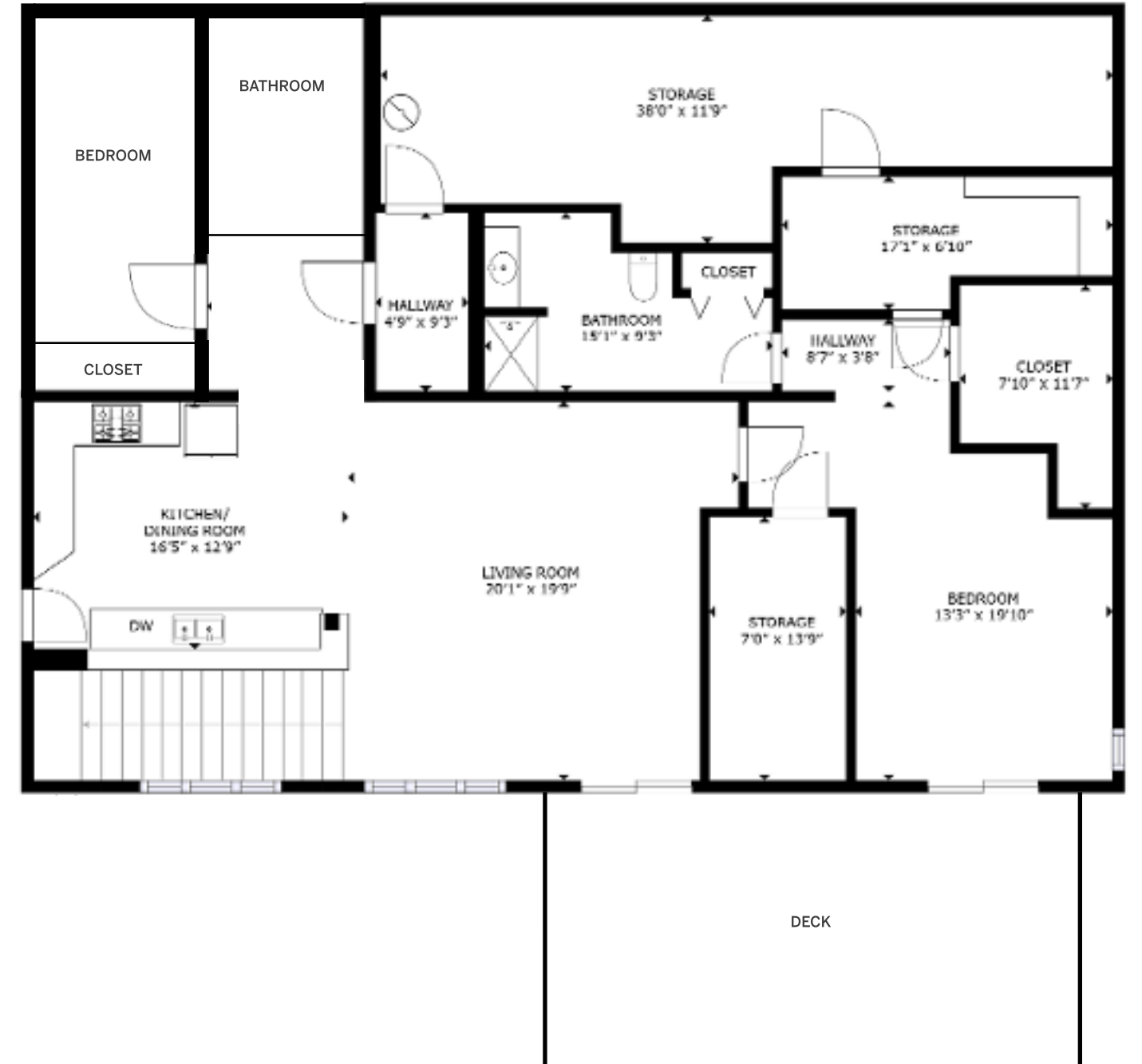
2,400+  
SQUARE FEET

1  
DECK

EXPANSION  
OPPORTUNITY

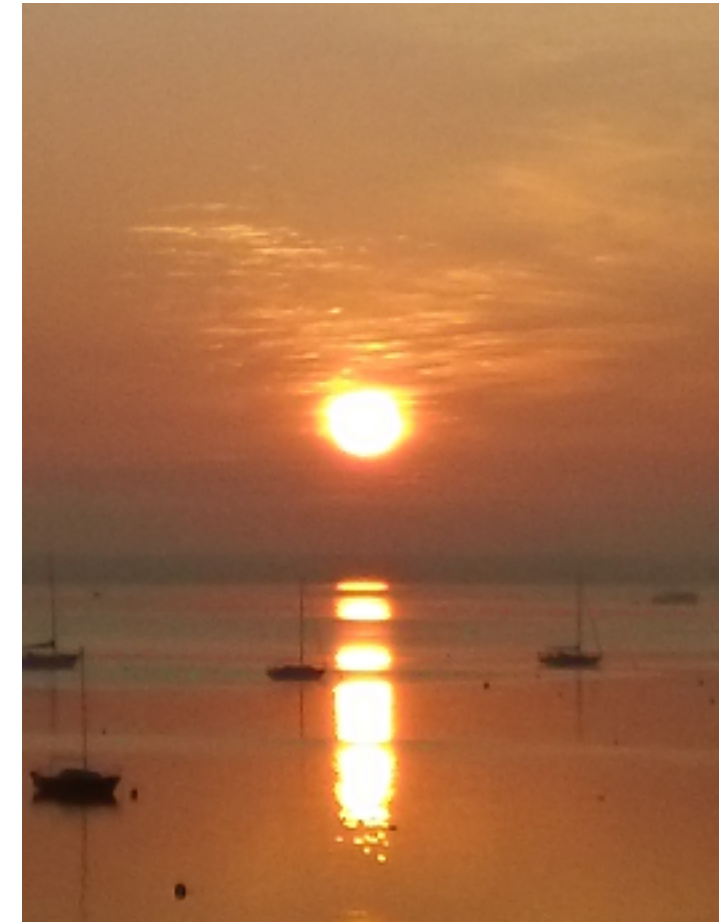
FIRE SUPPRESSION  
SPRINKLERS

SPLIT  
AIR CONDITIONING



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Commercial Space



## Property Features

- First Floor Retail with 14,391 Sq. Ft. (720 GPD)
- Second Floor Retail with 2,484 Sq. Ft. (124 GPD)
- Office Space with 333 Sq. Ft. (25 GPD)
- Total Commercial Space with 17,208 Sq. Ft.
- Current Chapter 91 License
- Residence II Has a Deed Restriction
- Entire Building Is Sprinkled
- Phase 3 Electrical
- Whole Building Insulation
- Renovated In 2003
- 2 Moorings
- 18+ Parking Spaces
- Whole Building Generator
- Loading Dock



**David M. Nicolau**

Senior Broker Associate

David.Nicolau@GibsonSIR.com

508.237.9535



**Iskren Georgiev**

Sales Associate

Iskren@GibsonSIR.com

774.212.5532

Gibson

**Sotheby's**  
INTERNATIONAL REALTY

Cooperating Broker Compensation is for MLS members only.

© 2024 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.