



258 Edgartown-Vineyard Haven Rd, Edgartown, MA, 02539 | \$3,875,000

EXCEPTIONAL MIXED-USE INVESTMENT AND OWNER-OCCUPANT OPPORTUNITY JUST MINUTES FROM HISTORIC EDGARTOWN ON BEAUTIFUL MARTHA'S VINEYARD! This meticulously maintained 6, 712 SF property offers three commercial units plus a residential apartment with an additional side attic future expansion potential to add an additional apartment. Commercial spaces include a dental practice with finished lower level (full bath, kitchenette, living area & bedroom, and storage room), a Pilates studio with reception area, two studios & half bath, and a commercial catering kitchen with a full basement prep/expansion kitchen and half bath. The spacious 1+ bedroom condo features open-concept living, kitchen, bonus room (area with built in couch/bed) & full bath. Unfinished attic includes architectural plans for a second residential apartment - enhancing future value and income potential. Ideal for medical, dental, restaurant, wellness, professional offices, retail, creative studios or investors. Property has town water and sewer - a great bonus. Ample on-site parking, flexible layout, and an outstanding Edgartown location just outside the Historic District.

Features

- **Utilities:** Public Water, Public Sewer
- **Zoning:** C & R
- **Frontage:** 0.00
- **Year Built:** 1986
- **Approx Sq. Feet:** 6,712
- **Acreage:** 0.31
- **Est. Taxes:** \$2,995
- **MLS#:** 73564126
- **Website:** https://www.raveis.com/prop/73564126/258edgartownvineyardhavenrd_edgartown_ma?source=qrflyer

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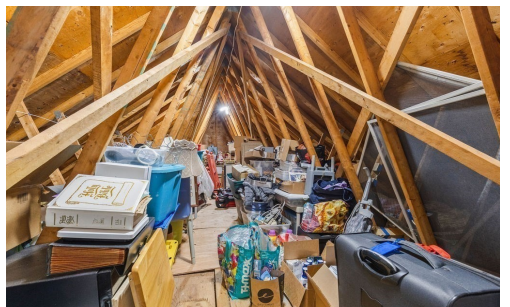
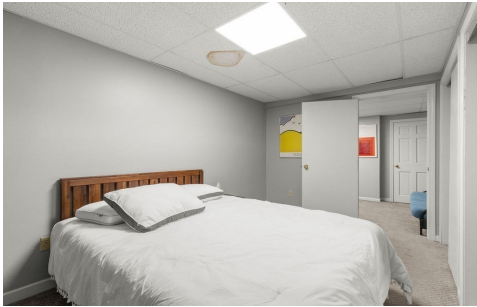
Listing by Condon-droney Team courtesy of Gilmore Murphy Realty LLC Phone: 617-323-7330

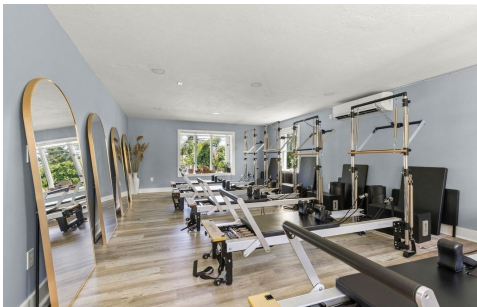


Room Information

Type
Laundry







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Kate Rockett
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WILLIAM RAVEIS MORTGAGE



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NMLS Mortgage Loan Originator ID 1500191

	5/6 (30 Yr) Adjustable Rate Jumbo*	30 Year Fixed-Rate Jumbo	15 Year Fixed-Rate Jumbo
Loan Amount	\$3,100,000	\$3,100,000	\$3,100,000
Term	360 months	360 months	180 months
Initial Interest Rate**	5.375%	6.125%	5.875%
Interest Rate based on Index + Margin	8.125%		
Annual Percentage Rate	6.117%	6.235%	6.058%
Monthly Tax Payment	\$250	\$250	\$250
H/O Insurance Payment	\$125	\$125	\$125
Initial Principal & Interest Pmt	\$17,359	\$18,836	\$25,951
Total Monthly Payment	\$17,734	\$19,211	\$26,326

* The Initial Interest Rate and Initial Principal & Interest Payment are fixed for the first and adjust every six months thereafter for the remainder of the loan term. The Interest Rate and annual percentage rate may increase after consummation. The Index for this product is the SOFR. The margin for this adjustable rate mortgage may vary with your unique credit history, and terms of your loan.

** Mortgage Rates are subject to change, loan amount and product restrictions and may not be available for your specific transaction at commitment or closing. Rates, and the margin for adjustable rate mortgages [if applicable], are subject to change without prior notice.

The rates and Annual Percentage Rate (APR) cited above may be only samples for the purpose of calculating payments and are based upon the following assumptions: minimum credit score of 740, 20% down payment (e.g. \$20,000 down on a \$100,000 purchase price), \$1,950 in finance charges, and 30 days prepaid interest, 1 point, 30 day rate lock. The rates and APR will vary depending upon your unique credit history and the terms of your loan, e.g. the actual down payment percentages, points and fees for your transaction. Property taxes and homeowner's insurance are estimates and subject to change.

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MA Mortgage Lender and Mortgage Broker #MC2630