

Price: \$795,000 Address: 117 Orange Street Area: Town Owner: Young

Type: Commercial Status: Available

Map/Parcel: 0055/377 Lot #: Lot #1

Zoning: RC Lot Size (SF): 5,227

Deed: Book 239 Lot Size (A): 0.1200

Pg. 066

Wtr Frontage: None GLA: 1,854

Water View: Harbor Water: Town

Other View: Town Sewer: Town

Year Built: 1854 Rooms: 6

Remodeled: 1985 Beds/Baths: 0/0

Furnished: Un-Furnished Second Dwelling: None



Attractive "in town" commercial building with tremendous antique charm. Excellent visibility, good traffic flow, easy access and busy location with 8 designated parking spaces. Built in 1854 as residential, beautifully renovated to retail space by current owner between 1986 -1990. Rose covered trellises add charm to this handsome property.

Basement: Partial crawl space under most of the building.

1st Floor: Commercial shop having apporx. 1,486 sq.ft. of first floor retail space with terrific open floor plan, storage and half bath.

Handicap accessible.

2nd Floor: The second floor is a 338 sq ft. office with truly wonderful views of Nantucket Harbor.

3rd Floor: None.
Other Structures: None.
Second Dwelling: None.

Building Information

First Floor Bedrooms: 0

Heating: Oil\FHW Fireplaces: None Floors: Pine Yard: Yes

Parking: 8 parking spaces

Foundation: cement block, concrete piers w lath

parging.

Lead Paint: Unknown Recreation and Outdoor None

Spaces:

Taxes and Fees

Assessment Year: 2012
Building Assessment: \$267,800
Land Assessment: \$491,100
Total Assessment: \$758,900
Estimated Taxes: \$5,057

Condo Fees: \$0 Condo Fees Include:

Appliances and Other Amenities

Stove: none
Refrigerator: none
Dishwasher: none
Washer: none
Dryer: none
Tv Service: Cable
Amenitites: Alarm, Insulation

Easements

Shared driveway easement see deed.

*Note: Neighbor owner of "Fast Forward" Susan Fischer has the right of first refusal on this property.

Other Comments

Formerly Orange Street Video. Most recent tenant KAM appliance. Shared driveway with Fast Forward coffee shop / take out. Freshly painted and move in ready! Must be seen to be appreciated. Great gallery space, antique shop, retail store or office. Many commercial possibilities.













































