

15 East Line Road, Edgartown, MA 02539

**14,000+/- Sq. Ft. Building on 2 Floors with 2 Loading Docks  
for Sale in Edgartown, MA**



Contact **Katie DeMoranville** at Commercial Realty Advisors at 508-862-9000 ext 123 and [kdemoranville@comrealty.net](mailto:kdemoranville@comrealty.net)  
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**Property Summary:**

14,000+/- Sq. Ft. building on two floors (7,000 Sq. Ft. footprint). 0.71+/- acres of ground leased land (current \$1,500 per month lease to the Airport Commission) - purchase to be contingent upon a 20 year lease renewal. Fully sprinkled (wet system), gas forced hot air, 2 loading docks.

**For Sale for \$2,300,000**



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Address	Parcel ID	Land Assessment	Building Assessment	Total Assessment
15 East Line Road, Edgartown	24-2-6	\$215,600	\$531,400	\$747,000

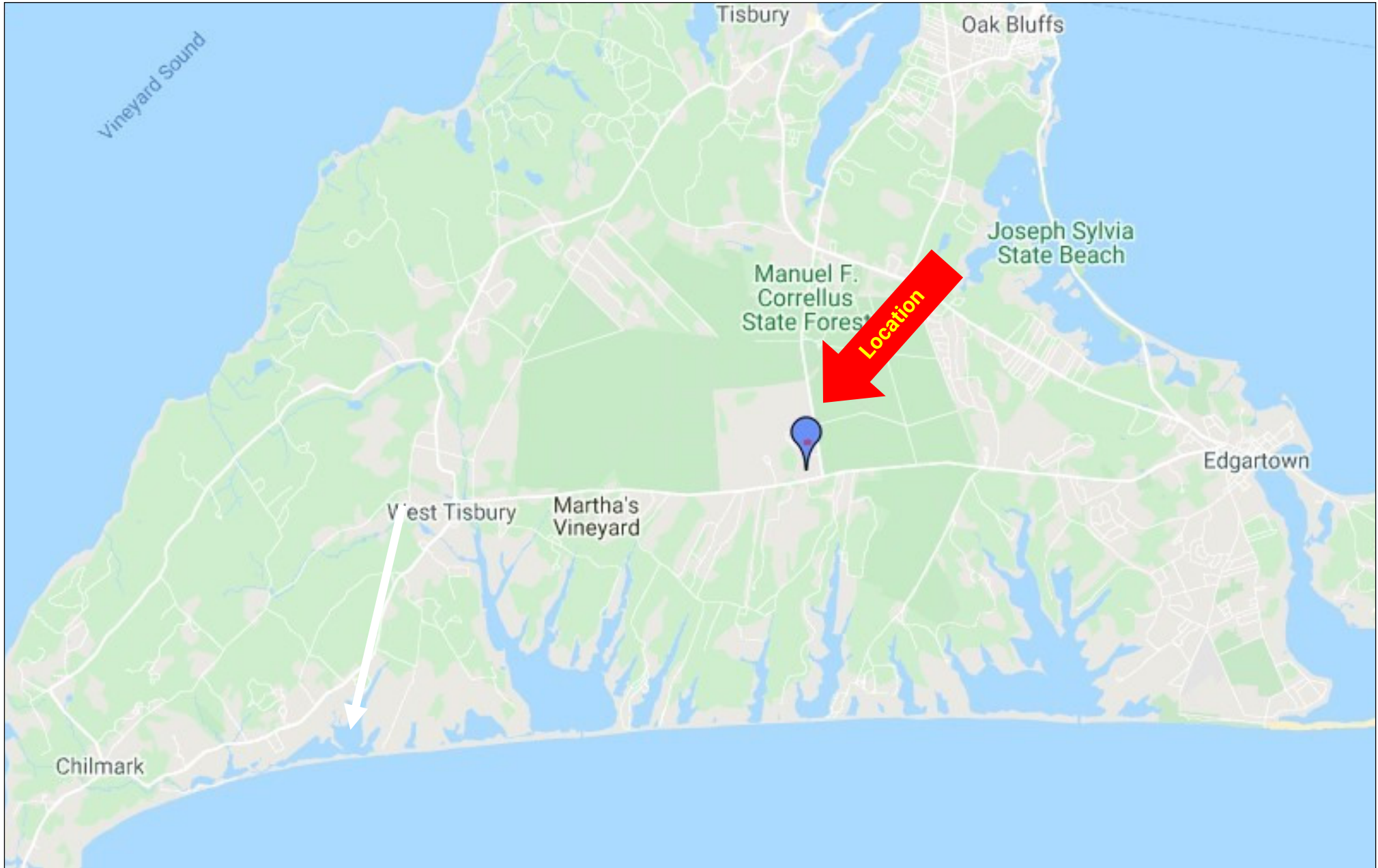
**2021 Taxes:** This property has 2021 taxes of: \$2,773



# 15 East Line Road, Edgartown, MA 02539

Property Location View

Commercial  
**Realty Advisors**





# 15 East Line Road, Edgartown, MA 02539

Property photos

Commercial  
Realty Advisors

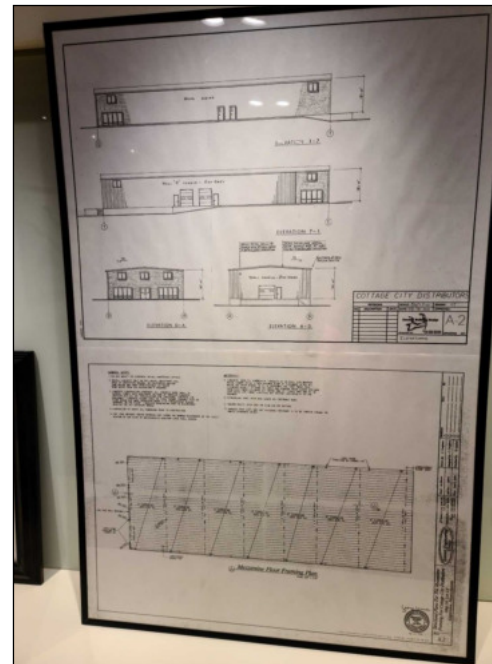




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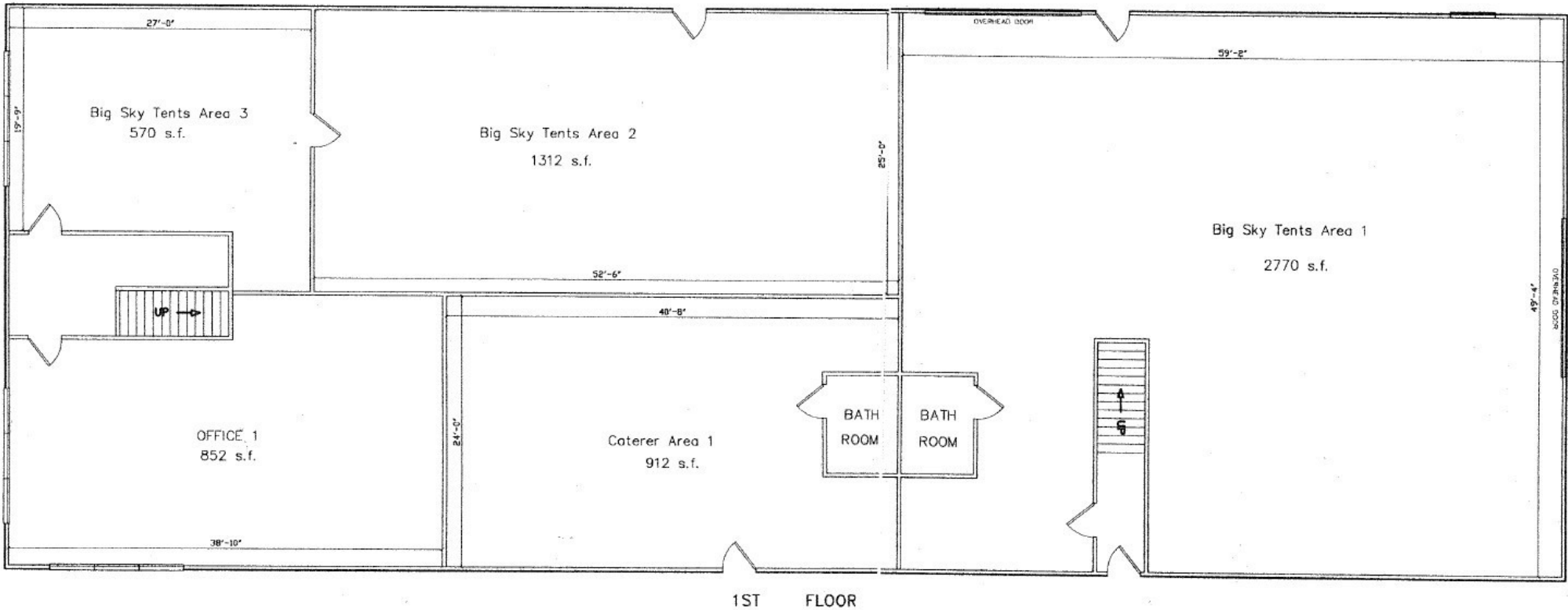
Property photos

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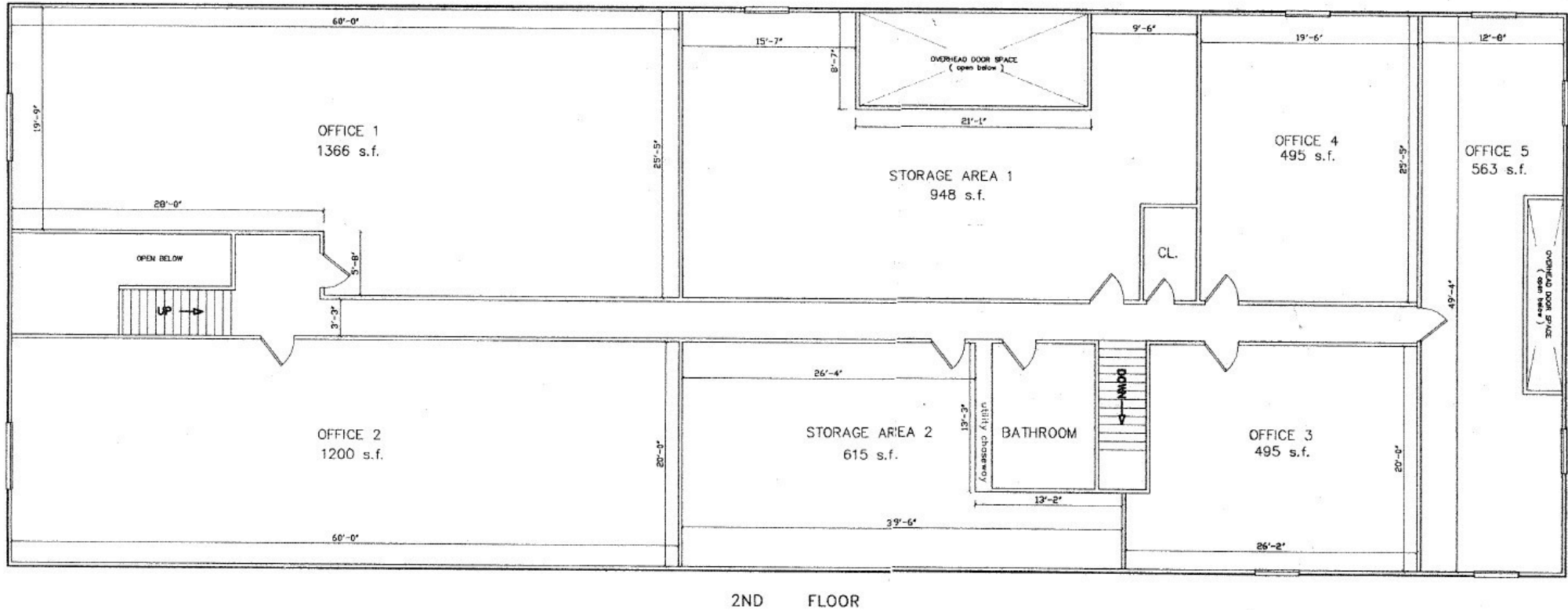
Floor Plan—First Floor



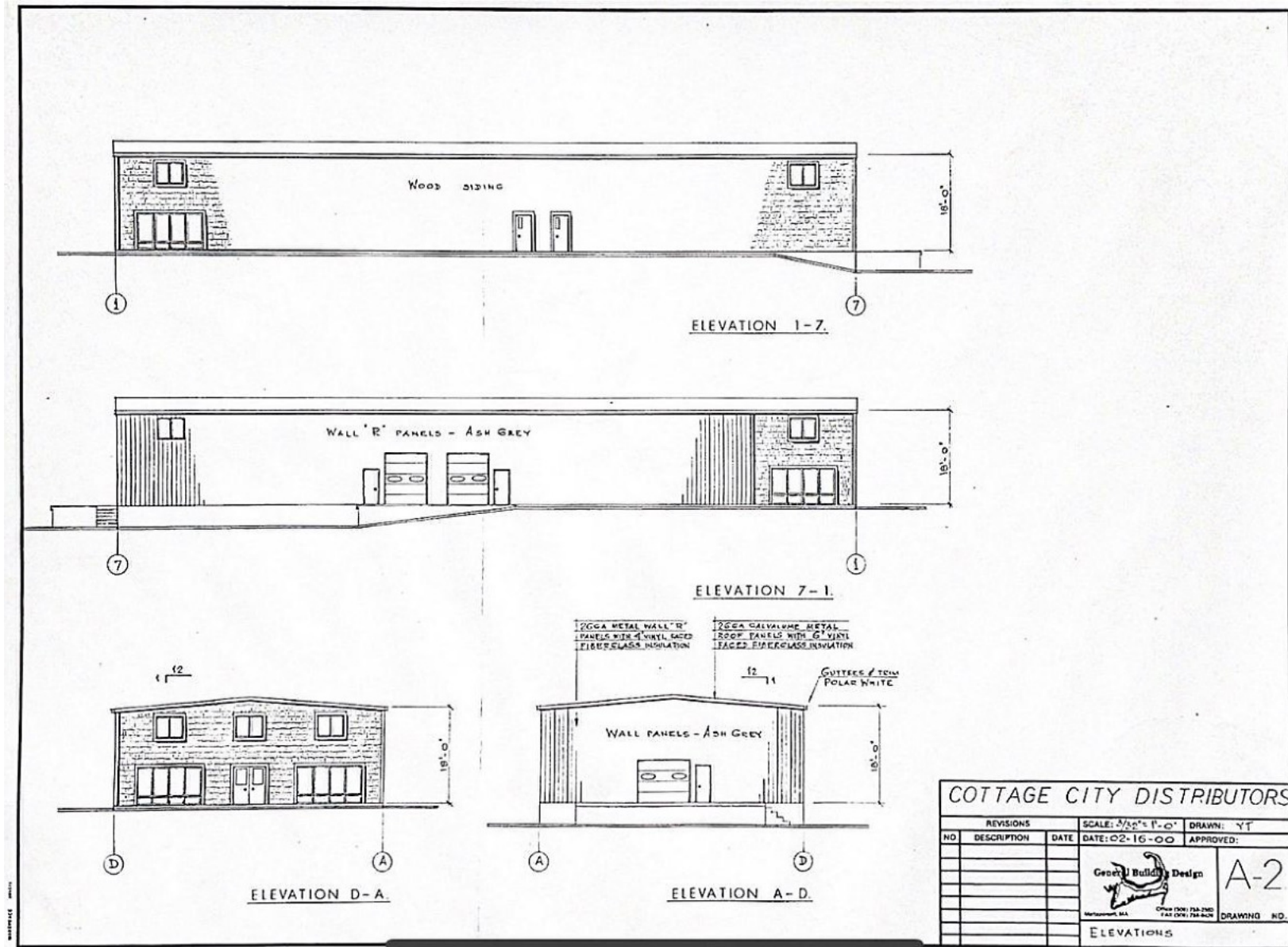
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Floor Plan—Second Floor

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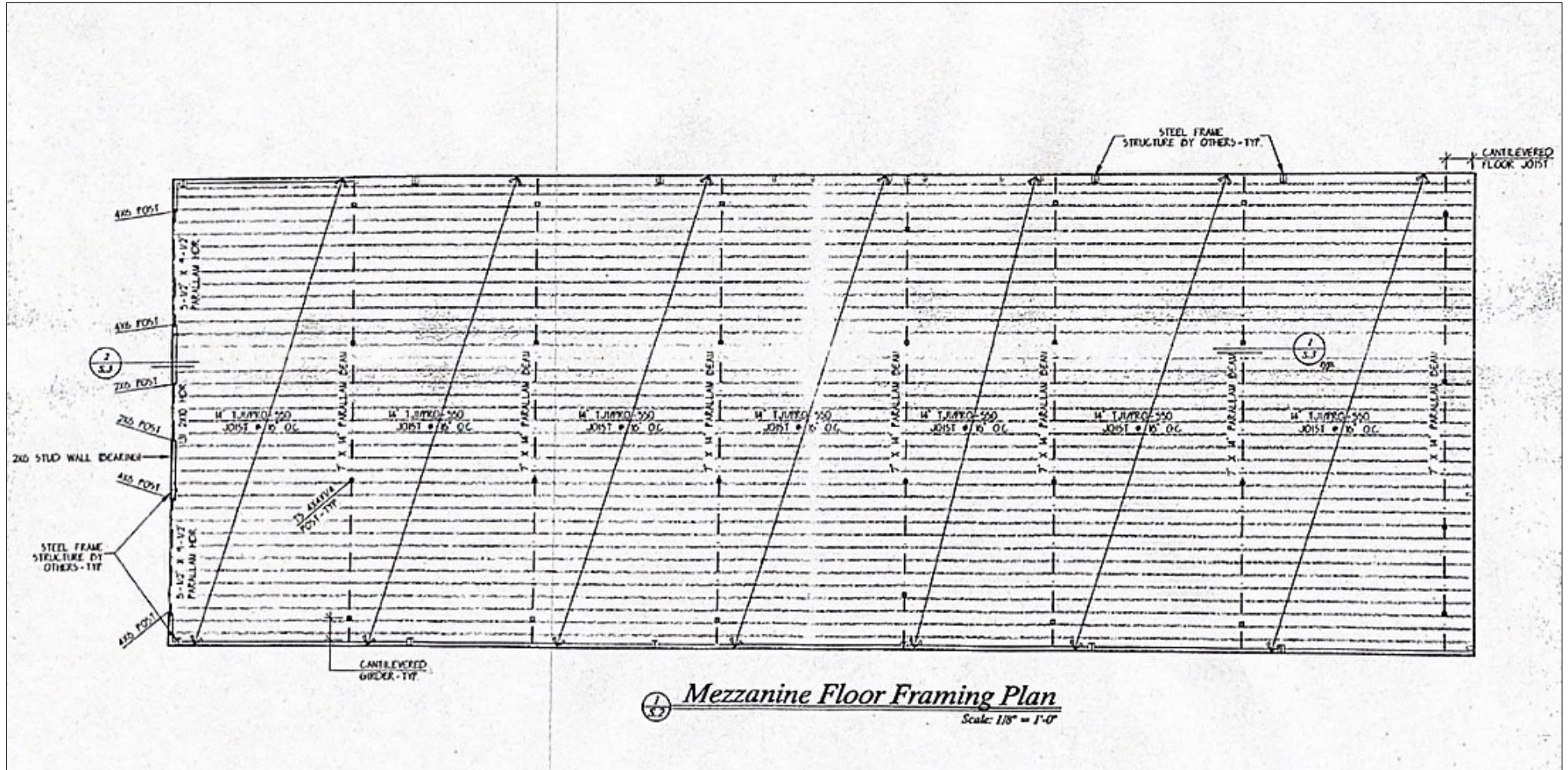




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Mezzanine Floor Framing Plan View

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Certificate of Use & Occupancy

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TOWN OF EDGARTOWN

OFFICE OF THE BUILDING INSPECTOR

CERTIFICATE OF USE & OCCUPANCY

MAP 24A LOT 2.6

DATE 11/24/2009

PERMIT # & YEAR 00-297

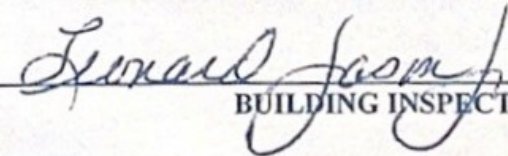
This may certify that the building and permises located at 15 East Line Road  
owned by Cottage City Distributors, LLC have been regularly inspected by the building  
department and apparantly conforms to the requirements of the Statutes and By-Laws relating to the construction  
and occupancy of buildings in the Town of Edgartown.

The building or premises is to be occupied for Merchantile/Storage

Permit Number: 00-297

Date of Permit: 3/24/2000

New: X Alteration:           

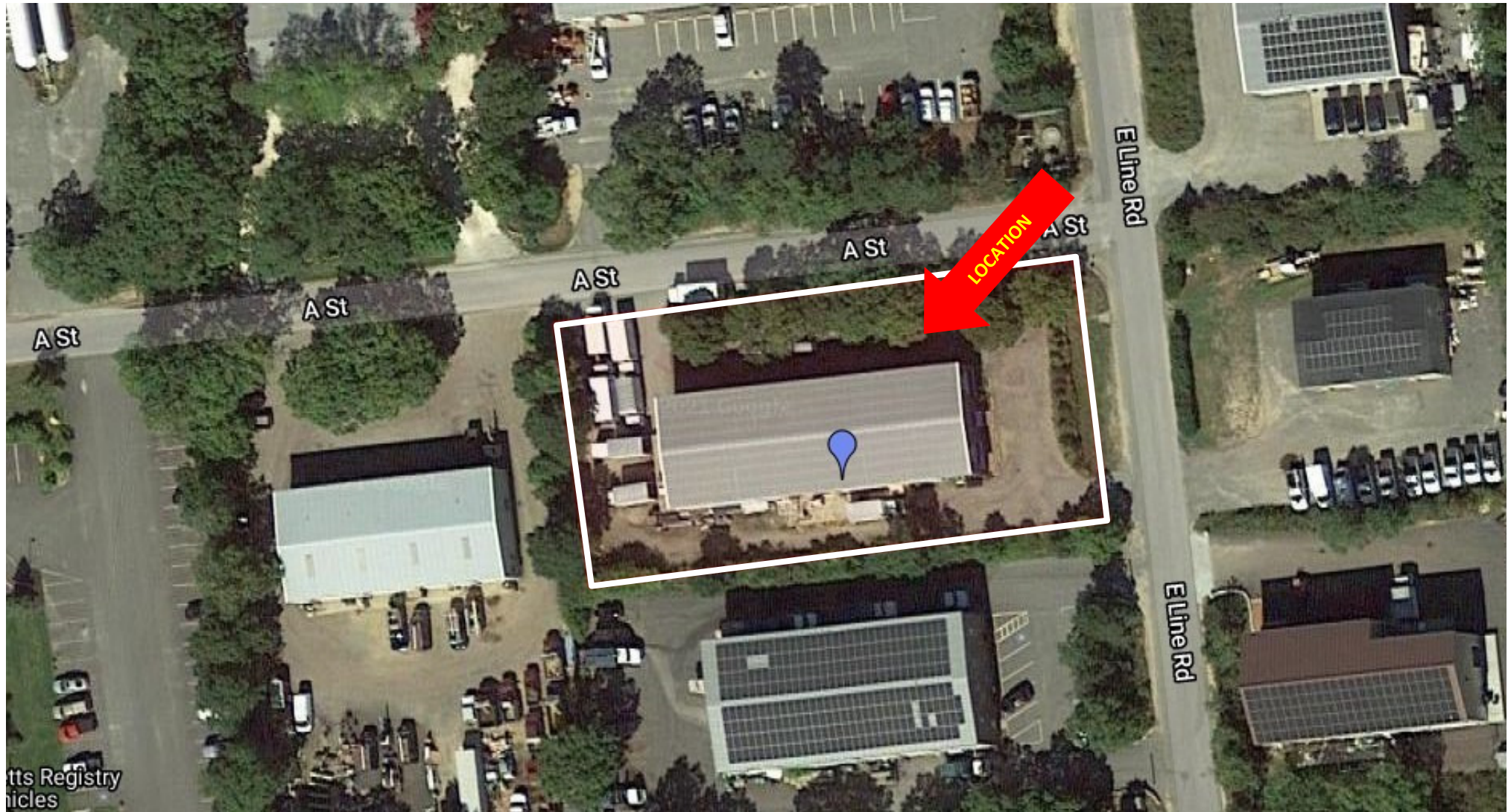
  
BUILDING INSPECTOR



**15 East Line Road, Edgartown, MA 02539**

Property Aerial Map

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