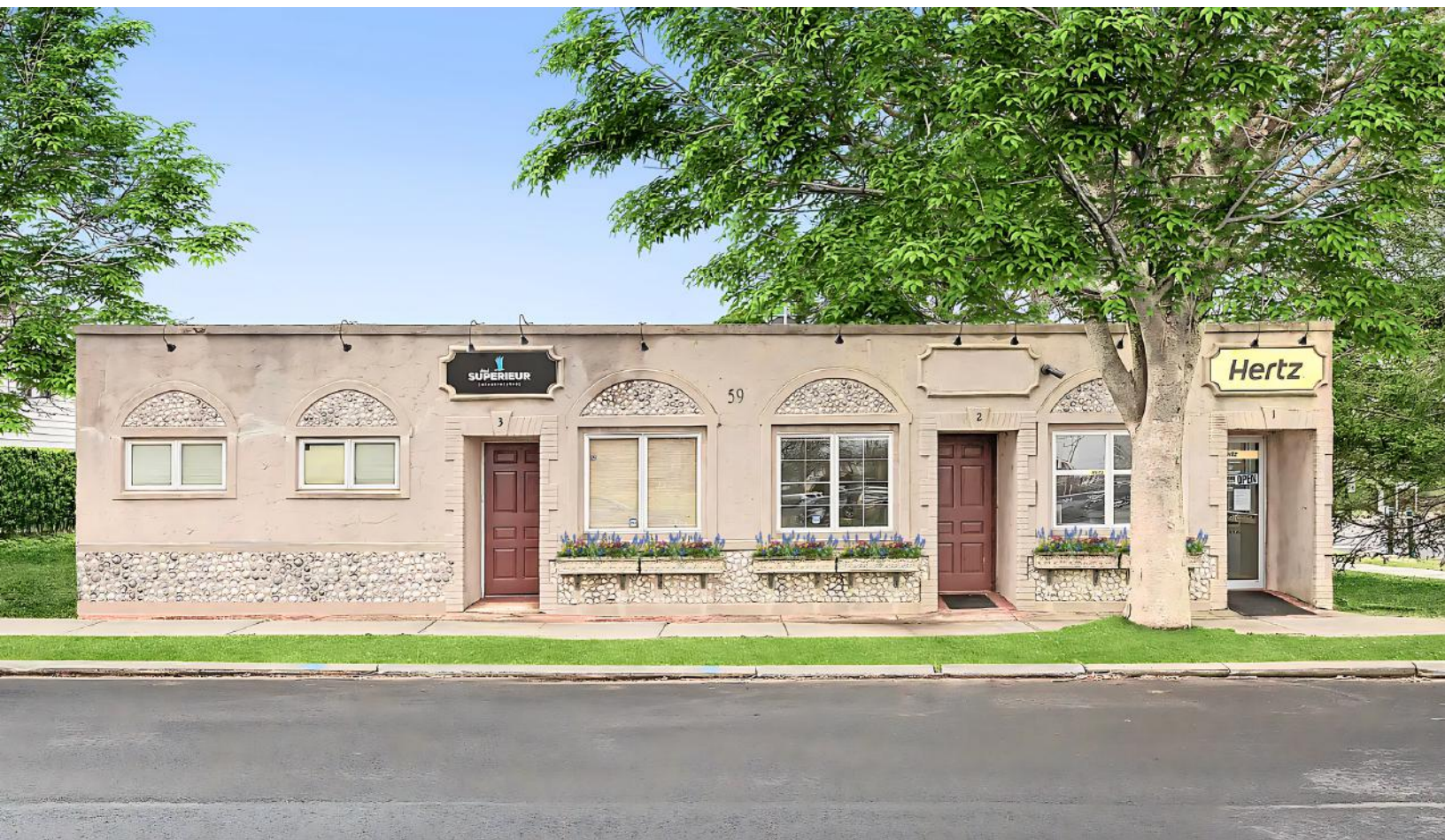


59 MAPLE ST, SOUTHAMPTON

Southampton Village Mixed-Use Investment

Office & Apartment Building Across from LIRR Station



COMPASS
COMMERCIAL



Central Village Location Across from LIRR Station – Positioned directly across from the Southampton LIRR Station, this **0.18-acre corner property** offers an exceptional location for visibility, convenient access, and overall proximity. Just blocks from Main Street and Jobs Lane, the site is ideally situated for both local businesses and regional operations.

Single-Story Structure With On-Site Parking – The **1,881sf** building features a highly efficient layout with three professional **office suites and one residential apartment**. The structure benefits from a rear **private parking lot** for ~15 cars – an invaluable asset in the Village core.

Preexisting Commercial Use in MF 20 Zoning – The property is located within the **MF 20 (Multi-Family Residence)** zoning district, with its current commercial configuration designated as preexisting nonconforming. MF 20 zoning allows for residential uses including single-family, two-family, and multifamily dwellings. Special Exception uses include nursery schools, funeral homes, and nursing homes, while accessory uses such as professional offices (home occupation) and rooming are also permitted—offering flexibility for future use or redevelopment.

Steady Income with Strategic Upside – Fully leased to a mix of office and residential tenants, the building provides immediate, reliable income. The manageable scale and central location make it ideal for investors or potential owner-users seeking a Village foothold with long-term adaptability.

Asking Price

INQUIRE

Surrounding Businesses:

230 Elm, Southampton Social Club, T Bar Southampton, Riverhead Building Supply, Power Equipment Plus
South Fork Sewing Co, South Fork Asphalt, Bulgin & Associates, Okey Plumbing, Extra Space Storage

Inquire with the Hamptons Commercial RE Team for additional information.

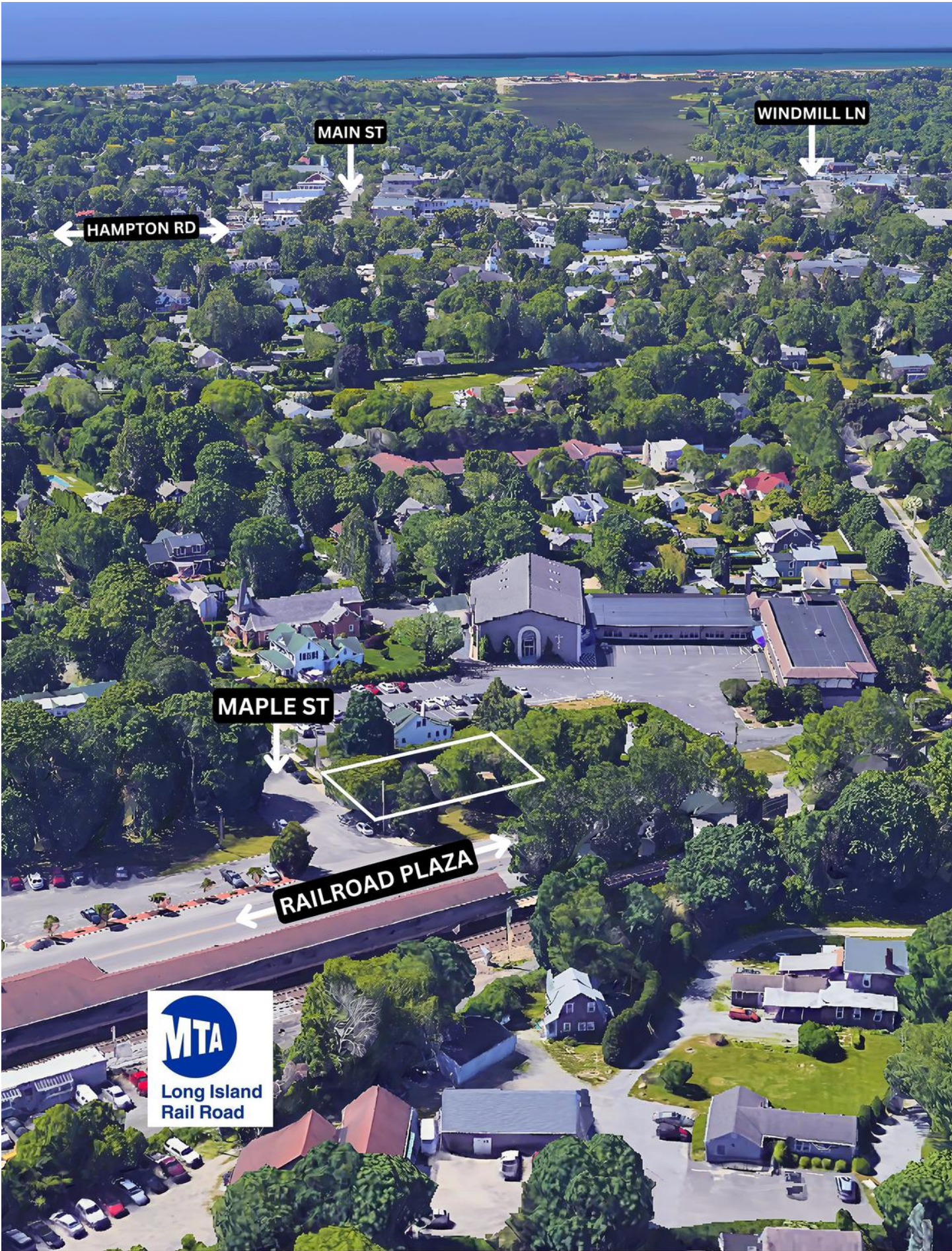
Tax Map #: 0904-005.00-04.00-008.001

2024 Town Tax Bill: \$1,180.84

2024 Village Tax Bill: \$1,304.45

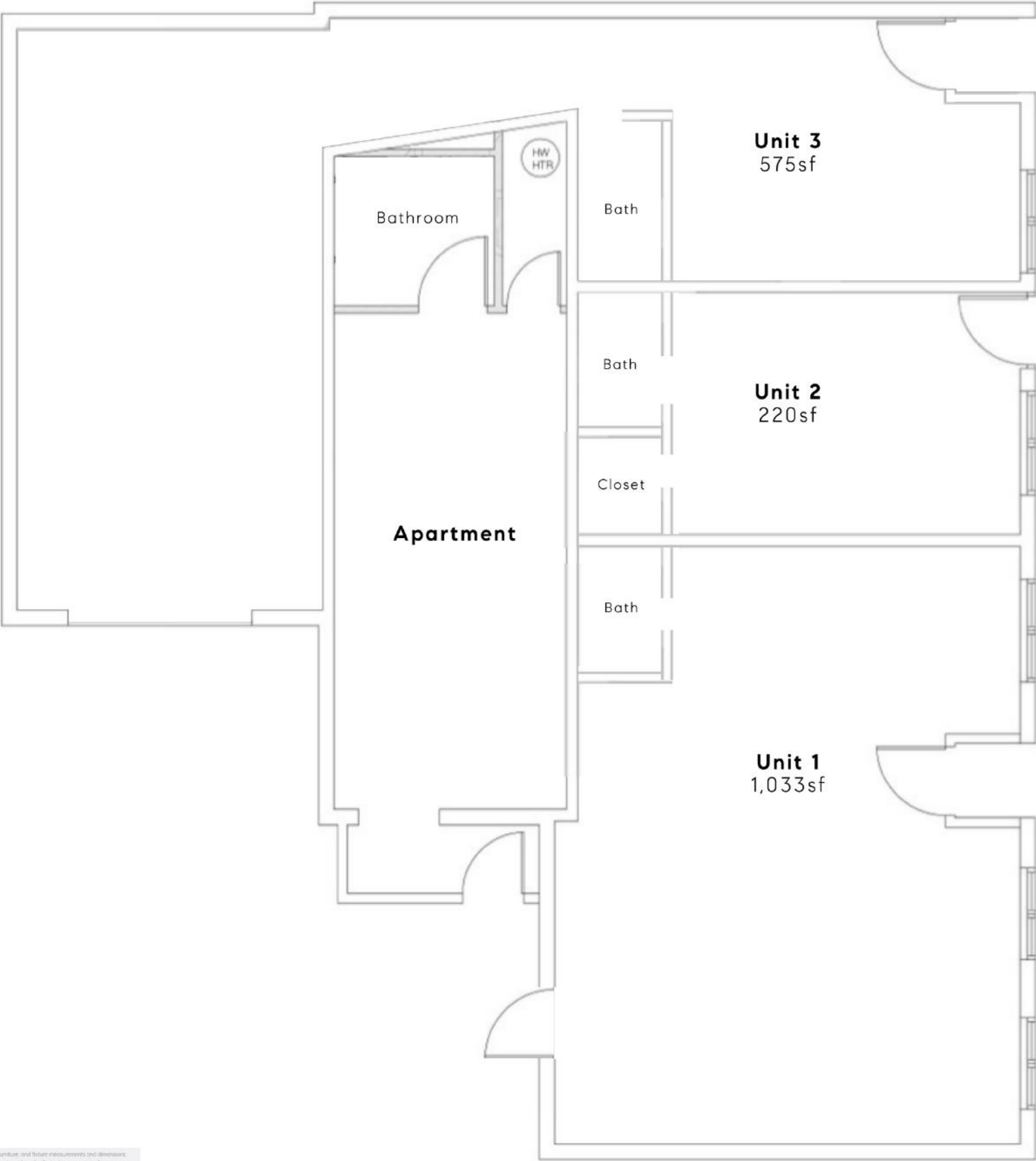






Floor Plan

59 Maple St, Southampton



Floor plan, furniture and layout measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

Apprx SqFt:
1,828

Site plan showing a property with dimensions and features:

- Dimensions:**
 - Top: N 59°02'10" E 100.00'
 - Right: S 59°02'10" W 100.00'
 - Bottom: N 28°47'00" W 77.78'
 - Left: S 28°47'00" E 77.78'
- Features:**
 - 1 STORY BUILDING #59:** Located in the upper right quadrant.
 - ENCLOSURE:** Attached to the building.
 - GARAGE:** Located below the building.
 - TRUCK BODY (CONTAINER):** Located near the garage.
 - PROANE INTK:** Located near the truck body.
 - GRAVEL PARKING AREA:** Located in the center.
 - EARTH PARKING AREA:** Located in the lower left.
 - PAVEMENT:** Located along the right side of the building.
 - ROW OF TREES:** Along the top boundary.
 - WIRE FENCE:** Along the bottom boundary.
 - REBAR FOUND:** Located at the bottom left corner.
 - MONUMENT FOUND:** Located at the top left and bottom right corners.
 - 20' EASEMENT SHOWN ON A PRIOR SURVEY:** Located along the right boundary.



Village of Southampton, N.Y. CERTIFICATE OF OCCUPANCY

C

No: 15308

Date: 5/18/2020

THIS CERTIFIES that the building(s) located at:

59 MAPLE STREET

and upon the plot described upon the VILLAGE TAX ROLLS as follows:

S.C.T.M. 904-5-4-8.1

conform(s) to all applicable provisions of the ZONING ORDINANCES of the Village of Southampton as amended to date. Same conform(s) substantially to the approved plans and specifications heretofore filed with this office and with the Application for the Building Permit, pursuant to which Building Permit

No: _____

Date: **PreEXISTING**

_____ was issued.

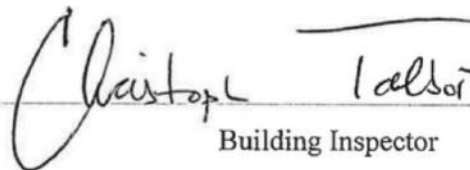
THE OCCUPANCY FOR WHICH THIS CERTIFICATE IS ISSUED IS FOR:

**ONE STORY COMMERCIAL BUILDING WITH (3) PreEXISTING NON-CONFORMING
BUSINESS USES**

THIS CERTIFICATE is issued to:

HREA 59 MAPLE LLC

AS OWNER OF THE AFORESAID BUILDING(S).


Building Inspector

[The Certificate of Occupancy must be accompanied with a certified layout of premises and completed building structures, and will be issued only after the Building Inspector is convinced of the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premise, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before that issuance of the Certificate of Occupancy.]



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

Southampton Village



MAIN ST

- 1 Stop & Shop
- 2 CVS Pharmacy
- 3 Golden Pear Cafe
- 4 Omare
- 5 Boujarian Rugs
- 6 Steve Madden
- 7 Ranna Gill
- 8 Juice Press
- 9 Tenet
- 10 Mint Clothing Boutique
- 11 Brandy Melville
- 12 Edward Archer
- 13 Hampton Arrow Cleaners
- 14 Veronica Beard
- 15 Aerin
- 16 Main Street Optics
- 17 Flying Point Surf & Sport
- 18 75 Main
- 19 Southampton Chamber
- 20 Henry Lehr
- 21 Xanadu
- 22 Main Street Market
- 23 Tennis East
- 24 Verizon
- 25 Katherine Tess
- 26 Ralph's Barber Shop
- 27 The Fudge Company
- 28 Mascot
- 29 Corwin's Jewelers
- 30 SpaUnique
- 31 Ever After
- 32 The Westside
- 33 Hildreth's
- 34 Piccola Bella
- 35 London Jewelers
- 36 Bluemercury
- 37 Luxury Fashion Group

- 38 Breezin Up
- 39 Urban Soul
- 40 Herrick Hardware
- 41 Therapy Life & Style
- 42 Le Charlot
- 43 Club Monaco
- 44 Jorge L. Gómez Studio
- 45 Sharis Place
- 46 Sant Ambroeus
- 47 Handvaerk
- 48 Michael Kors
- 49 Brown Harris Stevens
- 50 Tamara Comoli
- 51 Zimmermann
- 52 Village Hall
- 53 Gorjana
- 54 Dopo Argento
- 55 Brachu Walker
- 56 LoveShackFancy
- 57 Cheese Shoppe
- 58 Contessa Gallery
- 59 Collette's Basement
- 60 Jenni Kayne
- 61 Peter Millar
- 62 Tate's Bake Shop

JOBS LN

- 63 Southampton Publick House
- 64 Bamboo
- 65 Coldwell Banker
- 66 Little Lucy's Accessories
- 67 Aloof Icon
- 68 Brazil Breeze
- 69 Hamptons Hot Yoga
- 70 J. McLaughlin
- 71 Everything But Water
- 72 Michelle Farmer Collaborate

- 73 Southampton Arts Center
- 74 Glenn Bradford Fine Jewelry
- 75 Charleston Shoe Co.
- 76 Eres
- 77 Carleen Ligozio
- 78 Asprey
- 79 Shoe-Inn
- 80 Carvel
- 81 Ruby & Jenna
- 82 Jennifer Miller Jewelry
- 83 Arthur T. Kalaher Fine Art
- 84 Ann Madonna Antiques
- 85 La Vie Style House
- 86 Ric Michel Fine Art
- 87 Polo Ralph Lauren
- 88 Marina St Barth
- 89 Jade Trau
- 90 Kevin Maple Salon
- 91 SFerra
- 92 Oscar Molina Gallery
- 93 Dazzelle
- 94 TaRoo
- 95 Hound Hill Design
- 96 Topiaire Flower Shop
- 97 Hidden Gem
- 98 Cashmere Emporium
- 99 Fivestory
- 100 Jetsam Studio
- 101 Roller Rabbit
- 102 Herbert & Rist Wine
- 103 Coco Cabana
- 104 Twin Hearts Vintage
- 105 Sea Green Designs
- 106 Stevenson's Toys
- 107 Bean 2 Tween
- 108 Douglas Elliman
- 109 Sean's Place
- 110 J & G Happy Feet

HAMPTON RD

- 111 Citarella
- 112 Starbucks
- 113 Alex Vinash
- 114 27 Hamptons Salon
- 115 The Perfect Purse
- 116 White's Apothecary
- 117 James Christian Cosmetics
- 118 Town & Country Real Estate
- 119 BuddhaBerry
- 120 Farm & Forage Market
- 121 Sip N Soda
- 122 AT&T
- 123 Uno Mas
- 124 Kelly's Cafe & Deli
- 125 Morphew World
- 126 Mattress Firm
- 127 Wells Fargo Advisors
- 128 Merrill Lynch
- 129 Runrunner Home

HILL ST

- 130 SLT
- 131 Little Bird Healing Spa
- 132 Gym Tech
- 133 Sorella Hair Design and Spa
- 134 Charles Schwab
- 135 The UPS Store
- 136 Gubbins Running Ahead
- 137 Hill Street Baking
- 138 Optimum
- 139 Revolve Hair
- 140 Sunrise To Sunset Surf-Sport
- 141 Luxe Specialty Market
- 142 Bestie Nail Spa
- 143 Cosmic Nails & Spa

- 144 The Plaza Cafe
- 145 Southampton Inn
- 146 Claude's Restaurant
- 147 Lucia's Angels
- 148 Yippee Feet
- 149 LMS Design
- 150 CENTURY 21
- 151 Paul's
- 152 Barryville General Market
- 153 Corey Anderson Salon

WINDMILL LN

- 154 El Verano
- 155 New York Pilates
- 156 Pachute
- 157 Le Closet
- 158 The Beauty Bar
- 159 Biba Southampton
- 160 Le Shop x Riviera Maison
- 161 Par East Mortgage Co.
- 162 Job's Lane Jewelers
- 163 Hamptons Tan & Airbrush
- 164 Windmill Lane Bakery
- 165 Hampton Photo Arts
- 166 Johnson Fitness & Wellness
- 167 Rotations Bicycle Center
- 168 Shippy's
- 169 Nica B. Strunk, Attorney
- 170 La Corezza Salon
- 171 Capital One Bank
- 172 V&J Auto Body
- 173 Brownings Fitness

JAGGER LN

- 174 Four Oaks
- 175 Lamplighter Wines & Liquors
- 176 Pure Nail and Spa
- 177 Clean by Meurice
- 178 DeJesus Grocery
- 179 La Hacienda
- 180 Southampton Dry Cleaners

NUGENT ST

- 181 Rite Aid
- 182 Tutto il Giorno
- 183 Sotheby's Real Estate
- 184 Arai's Designs
- 185 Inter-Science Research
- 186 Chic Beauty

HAMPTON RD

- 187 Aboff's Paints
- 188 The Morley Agency
- 189 Lolly Nail Salon
- 190 La Parmagiana
- 191 Ovando

POND LN

- 192 Homenature
- 193 Southampton Cultural Center



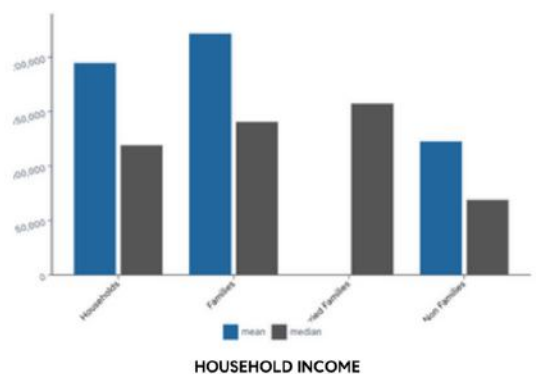
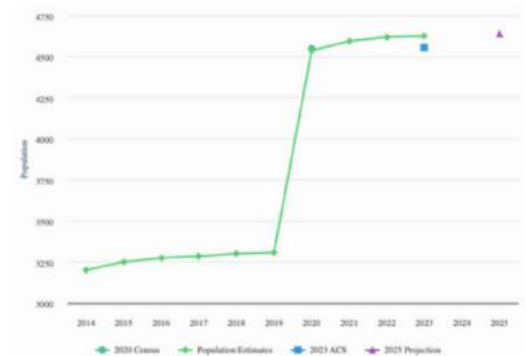
SOUTHAMPTON

Southampton is the largest hamlet within the Town of Southampton, located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

As of 2023, Southampton has a population of 4,627, with an average household income of \$194,861. Southampton is currently growing at a rate of 0.2% annually, and its population is projected to increase to 4,641 in 2025.

Visitors can explore the charming boutique stores of Main Street, ranging from luxury fashion retailers to quaint home decor shops. History enthusiasts can step back in time at landmarks such as the Southampton Historical Museum or the Halsey House, a beautifully preserved colonial homestead. For those who prefer outdoor activities, Coopers Beach offers stunning ocean views, while local parks such as Agawam Park provide scenic spaces for picnics, walks, and family-friendly events.

The area is home to a variety of iconic restaurants and cafés, serving everything from fresh seafood to artisanal coffee. Southampton's culinary scene is a perfect complement to its sophisticated appeal, with a broad range of options for all connoisseurs.



PARKS

- Agawam Park
- Lola Prentice Memorial Park
- Downs Family Park
- Coopers Beach
- Richard L. Fowler Nature Walk

ACCOMODATION

- Southampton Inn
- The 1708 House
- Harpoon House
- Villa Southampton Village
- Southampton Village Motel

ATTRACTIONS

- Southampton Arts Center
- Parrish Art Museum
- Southampton History Museum
- Southampton Cultural Center
- Tate's Bake Shop

SHOPPING

- Flying Point Surf & Sport
- Hildreth's
- TENET
- London Jewelers
- Ralph Lauren

COMPASS COMMERCIAL



Hal Zwick

Lic. R.E. Salesperson
631.678.2460
hal.zwick@compass.com

Jeffrey Sztorc

Lic. R.E. Salesperson
631.903.5022
jeffrey.sztorc@compass.com

Sean Deery

Lic. R.E. Salesperson



HAMPTONS COMMERCIAL RE
ADVISORY TEAM