

OFFERING MEMORANDUM

Mixed Use Restaurant + Residential Property | Greenport, New York

FOR SALE



Commercial



EXECUTIVE SUMMARY

Mixed Use Restaurant + Residential Property | Greenport, New York

Building Size:	4,048 SF	Lot Size:	3,399 SF/ 0.08 Acres
Number of Units:	3	Parking:	Street + Municipal
Restaurant Size:	3,058 SF	Zoning:	C-R
Annual Taxes:	\$7,540.00	Sale Price:	Price on Request

For more details or to arrange a private showing, contact Exclusive Listing Team

Property Overview

Douglas Elliman Commercial is pleased to present a rare mixed-use investment opportunity in the heart of Greenport Village, one of the North Fork's most sought-after tourist destinations. This well-maintained 2-story owner operator historic building, originally constructed in the early 1900s, offers a total of approximately 4,048 square feet across two floors. The property includes a fully operational restaurant and bar on the ground level, plus two residential apartments above, making it ideal for owner-operators or investors seeking dual income streams.

The first-floor spans approximately 3,058 square feet and features a 13-seat bar, dining capacity for 199 patrons, a game room, two half bathrooms, and a fully equipped commercial kitchen with an Ansul fire suppression system. Additional amenities include an office, prep area, and multiple storage rooms. The building is heated by oil, and the restaurant is cooled with a split unit plus a stand-up air conditioner and protected by a central station fire and burglary alarm system.

Upstairs, the second floor offers two residential units totaling approximately 990 square feet. The front apartment is a studio with a half bathroom and kitchenette, while the rear apartment includes one bedroom, a full kitchen with updated appliances, a living and breakfast bar area, and a full bathroom. Both units feature electric heat, a mix of wall-to-wall carpeting and wood flooring. The rear apartment features central air.

The property also includes a partial basement with 6.5-foot ceiling height. Mechanical systems include a Weil McLain boiler with Beckett burner and a 75-gallon Rheem hot water tank, all well maintained. The exterior is constructed of concrete block with plate glass windows and a flat tar roof, all in very good condition.

Greenport Village is a historic maritime community known for its deep-sea fishing roots and vibrant tourism economy. With a year-round population of approximately 3,700 residents, the village offers a walkable downtown, boutique shops, restaurants, marinas, and cultural attractions. It is bordered by Long Island Sound to the north and Great Peconic Bay to the south and is home to Eastern Long Island Hospital and a full public school system. The area's strong demographics and steady foot traffic make this property a compelling investment in a high-demand location. The population increases tremendously during the warmer months.

Exclusively represented by:

Michael G. Murphy

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COMPLETE HIGHLIGHTS

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Property Highlights

- Mixed-Use Investment Opportunity- Approximately 4,048 SF across two floors, featuring a fully operational SLA Licensed restaurant and bar plus two residential apartments.
- Turnkey Restaurant Setup- First floor includes a 13-seat bar, dining for 199 patrons, game room, two half bathrooms, and a commercial kitchen with Ansul fire suppression system. Cooled with split air conditioning unit plus a stand-up unit.
- Residential Income Potential- Second floor offers a vacant studio with half bathroom and a rear one-bedroom apartment with breakfast bar, updated appliances, electric heat, and the rear apartment has central air.
- Well-Maintained Historic Structure-Built in the early 1900s with concrete block construction, plate glass windows, flat tar roof, and wood flooring throughout.
- Updated Mechanical Systems- Includes oil heat, window A/C units, central station fire and burglary alarm, Weil McLain boiler, and 75-gallon Rheem hot water tank.
- Prime Greenport Village Location-Situated in a high-foot-traffic area near marinas, shops, restaurants, and Eastern Long Island Hospital in a thriving tourist destination with a population that surges during the warmer months.

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AERIAL PHOTOS

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EXTERIOR PHOTOS

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INTERIOR IMAGES

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FLOOR PLAN

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GREENPORT VILLAGE MAP

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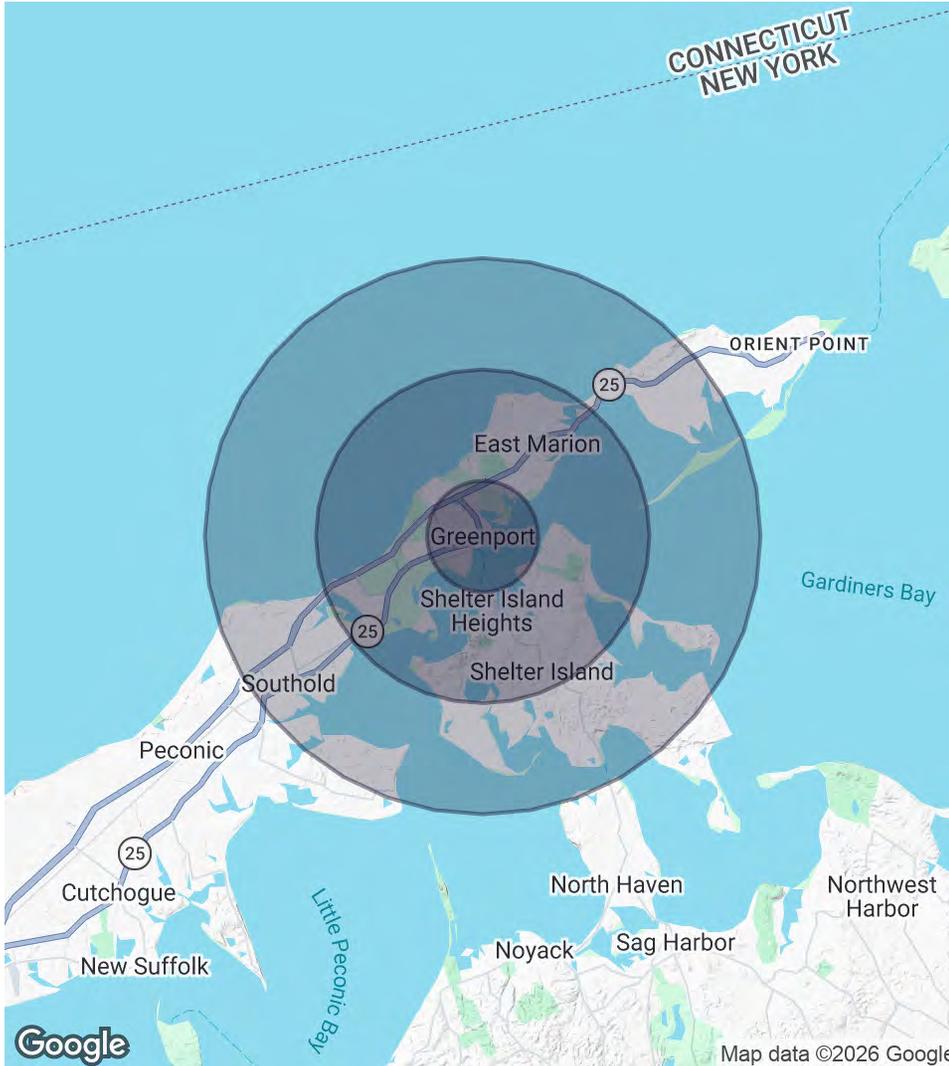
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population
3,913
Households
1,534
Average HH Income
\$121,558

3 Miles Radius

Population
8,635
Households
3,755
Average HH Income
\$134,059

5 Miles Radius

Population
14,611
Households
6,404
Average HH Income
\$140,436

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We Are Commercial Real Estate

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