

87 NORTH RD, HAMPTON BAYS

Mixed Use Compound Available

Major Roadway Exposure - - Wet Retail Store, 8 Apartments, & A House



COMPASS
COMMERCIAL



Highly Visible Mixed Use Investment Property Compound in Shinnecock Hills

Iconic Site With Multiple Income Streams – This **0.316-acre** property offers a rare blend of grandfathered retail and residential spaces in an **R-20 zoning**. As built, the site offers ~5,200sf of space split between a front building (1,700sf wet retail unit & 1,700sf of second floor apartments) and an 1,800sf two-story back house. The site is well utilized with great potential upside.

Wet Retail Space With Back Patio & Basement – The **1,700sf wet retail space** offers a clean open layout, kitchen, back patio, two bathrooms, and a basement. The interior has an 84-person occupancy with additional potential seating outside on the patio. The basement has a walk-in fridge and an ice maker with potential for conversion to prep space.

High-Demand Residential Rentals – The property's **eight efficiency apartments** (four on the north side and four on the south side of the building) feature studio layouts with kitchenettes and full bathrooms, appealing to a broad tenant base and supported by consistent demand. Additionally, the **detached home at 5 Bayberry Dr** offers a two-story layout with a private driveway, creating even more rental income potential. The property's Certificate of Occupancy mentions "**Boarding**" style apartments which allows for expanded flexibility in how the units can be rented.

Prime Accessibility & Parking – The site provides convenient parking with designated spaces for retail patrons and staff, plus ample street parking for apartment tenants. Its central position on North Rd offers easy access ideal for year-round and seasonal visitors.

This property is an ideal investment with the ability to operate as is or transform the site into a unique experience. Shinnecock Hills is underserved in retail & would patronize this business.

Asking Price: \$3,650,000

Inquire with the Hamptons Commercial RE Team for additional information.

Tax Map Number: 473689 191.000-0002-023.000

2023 Town Tax Bill: \$5,968.34



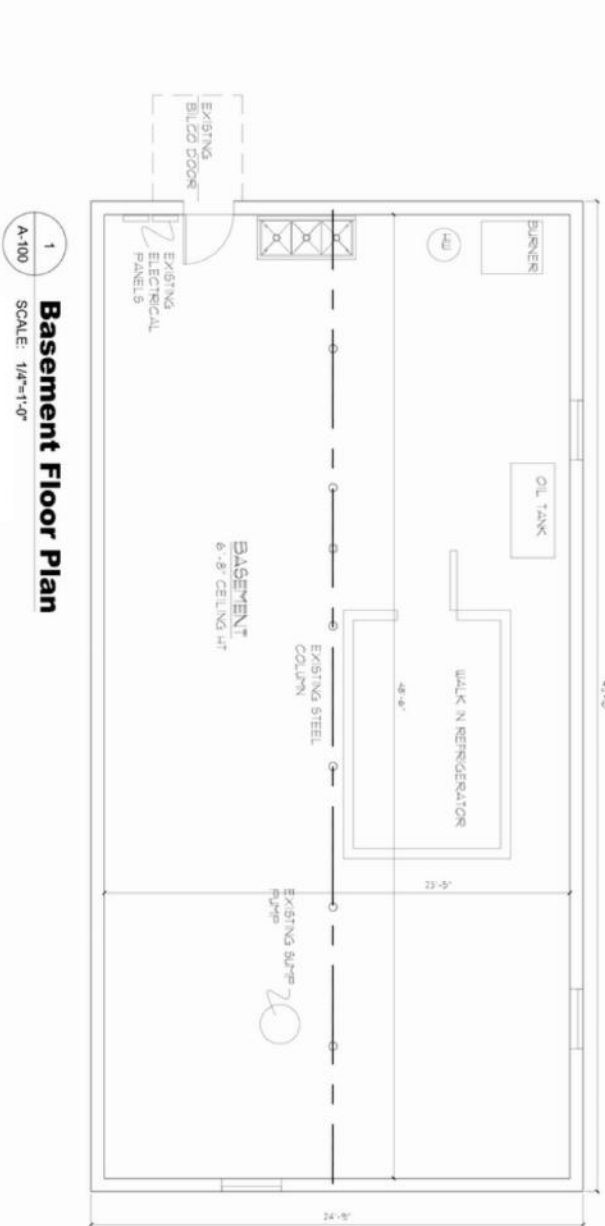
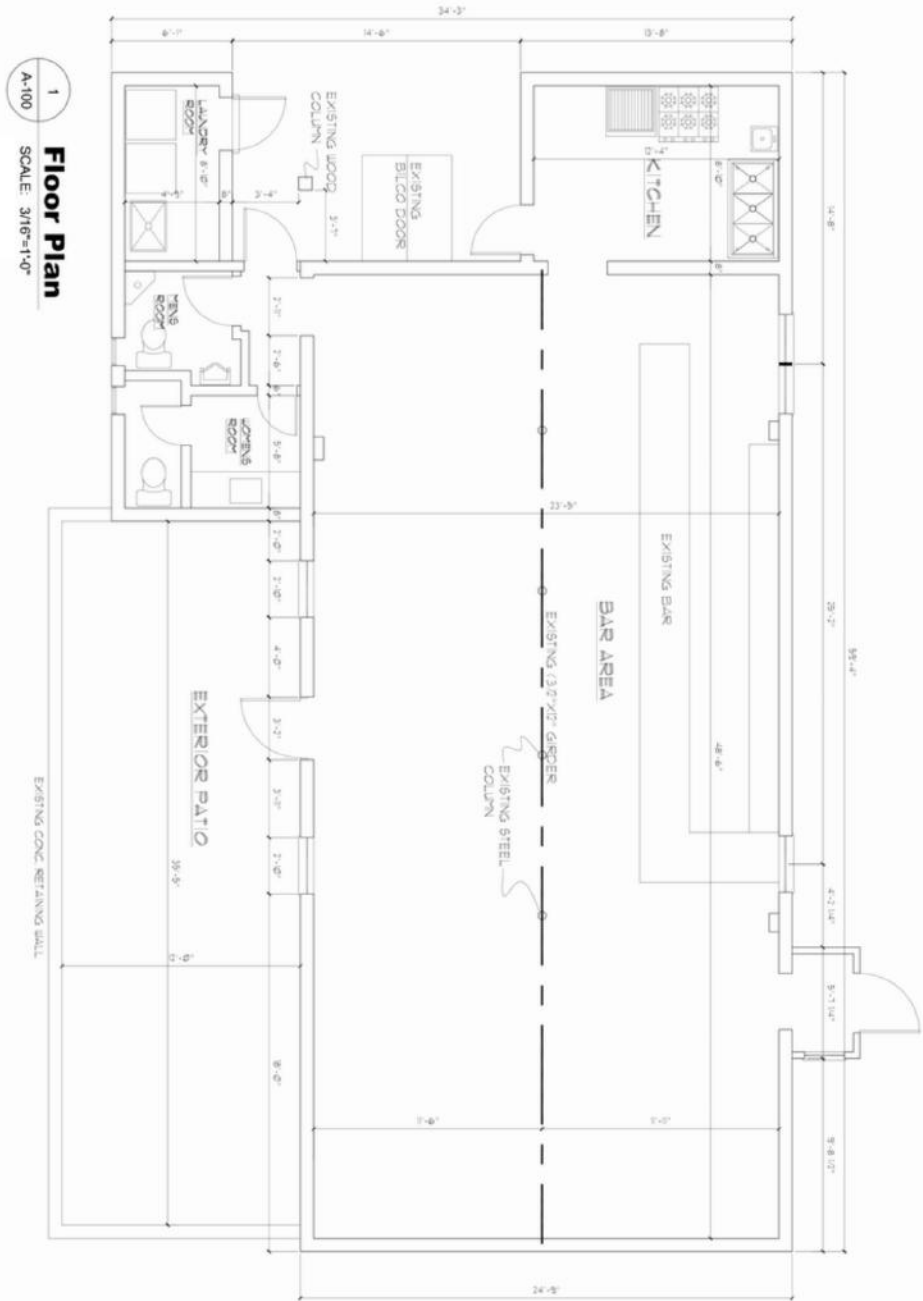










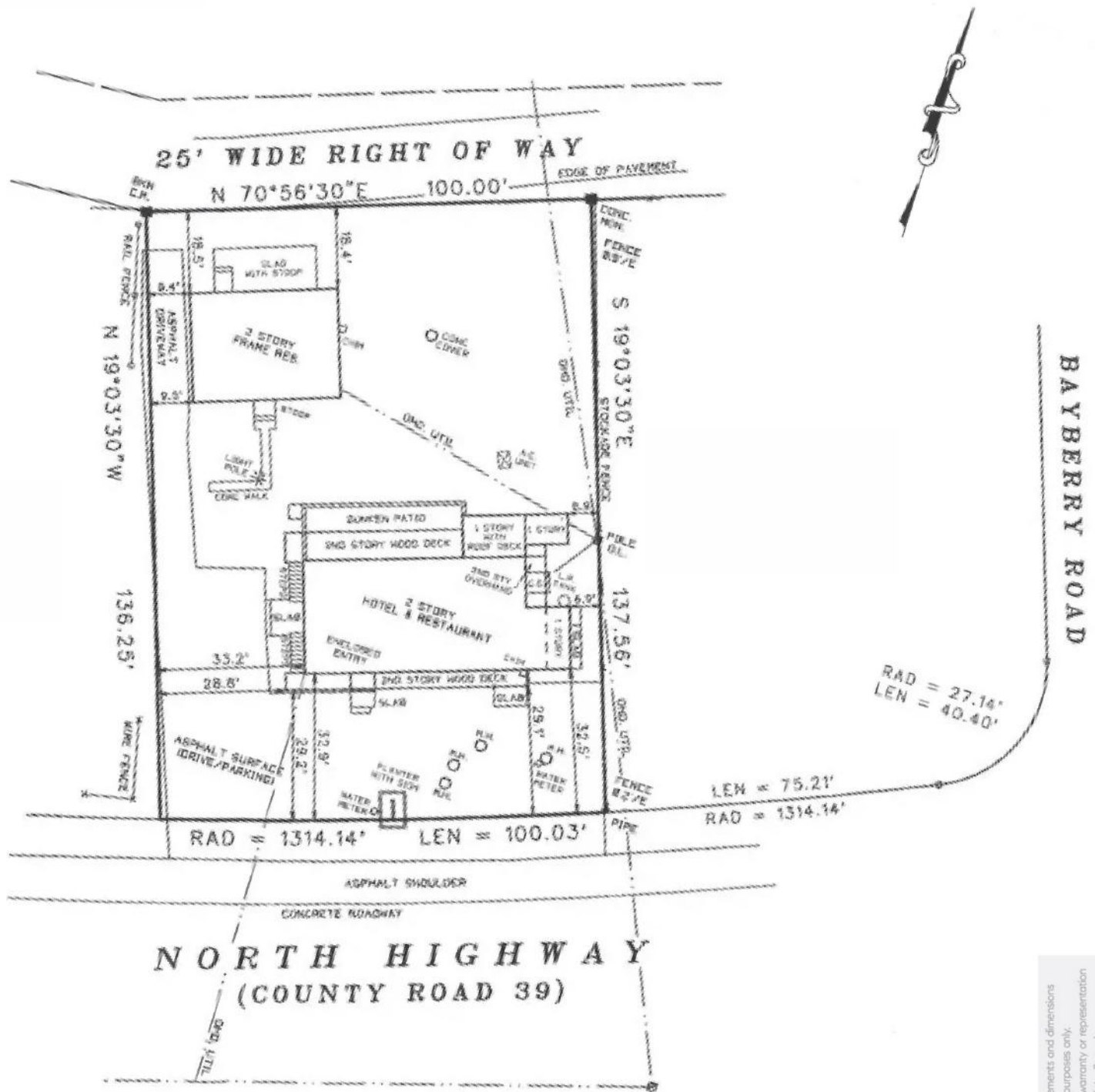


Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx SqFt:
1,700**



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 REAL ESTATE TEAM**

**Apprx Acreage:
 0.316**

Hampton Bays

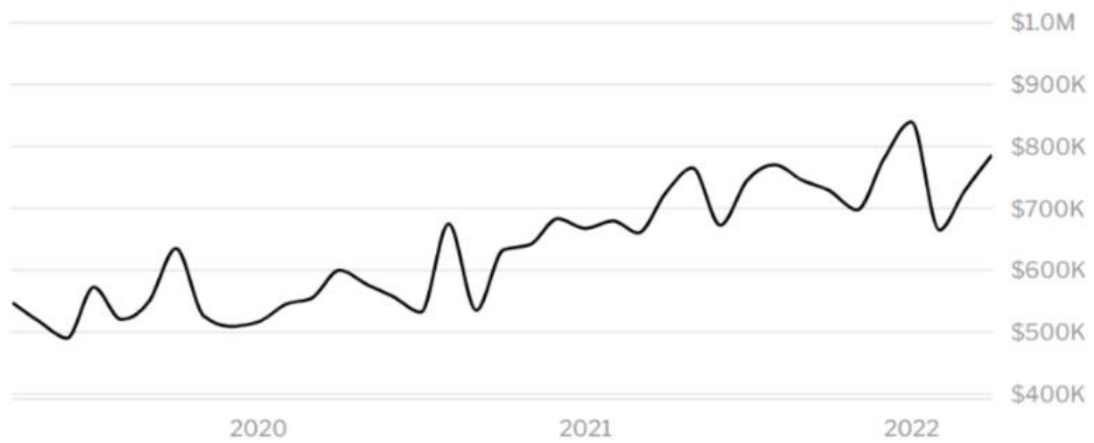
Hampton Bays is a Hamlet in the Town of Southampton, NY just 78 miles east of Manhattan. It was originally settled as "Good Ground" in 1740 right where the downtown sits today. The name "Hampton Bays" was taken up in 1922 to resemble the names of neighboring hamlets - Southampton, Westhampton, and more - which draw international appeal.

In 2019, Hampton Bays, NY had a population of 14.8k people with a median age of 44.1 and a median household income of \$81,250. Between 2018 and 2019 the population of Hampton Bays, NY grew from 14,280 to 14,848, a 3.98% increase and its median household income grew from \$78,344 to \$81,250, a 3.71% increase.

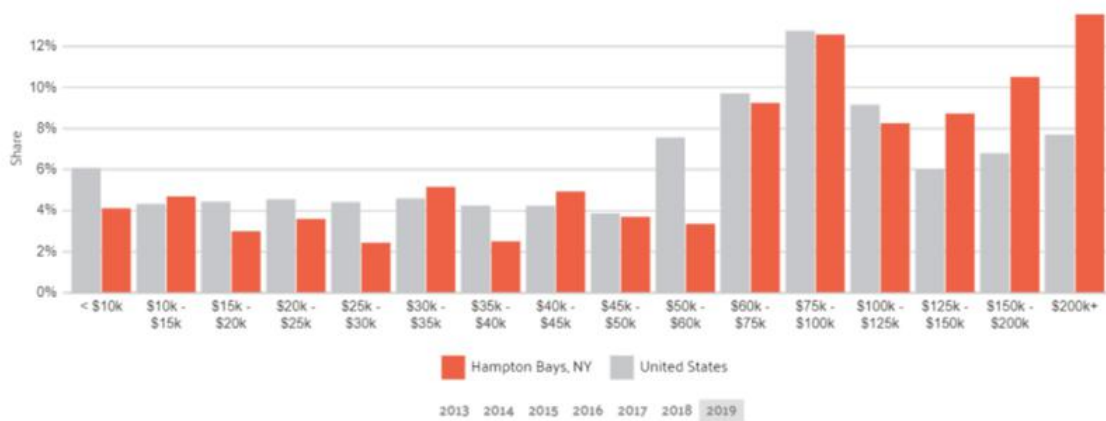
The 5 largest ethnic groups in Hampton Bays, NY are
White (Non-Hispanic) (63.6%),
White (Hispanic) (24%),
Other (Hispanic) (8.8%),
Black or African American (Non-Hispanic) (1.14%)
and Two+ (Non-Hispanic) (1.14%)

Commercial fishing remains a vital part of the Hampton Bays economy, centered on the fishing station at Shinnecock Inlet. After Montauk, Hampton Bays is the second-busiest commercial fishing port in the state of New York - taking in \$5.5 million of catch.

Hampton Bays is served by Sunrise Highway (NY 27) and Montauk Highway (NY 27A). Montauk Highway serves as the "Main Street" of many hamlets and villages along the south shore of Long Island. The Long Island Rail Road provides limited rail service seven days per week via the Montauk Branch connecting Hampton Bays to Montauk and New York City. The Town of Southampton and Town of East Hampton work with the MTA to offer the South Fork Commuter Connection service for reduced fair commuting trains that stop in Hampton Bays during work commuting hours.



HOME VALUE



INCOME DISTRIBUTION

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