

117 MAIN ST, SAG HARBOR

Sag Harbor Village Investment Property

Unique Mixed Use Parcel in the Middle of Main Street



COMPASS
COMMERCIAL



Exceptional Sag Harbor Investment Property – 117 Main Street is a fully leased multi-tenant commercial investment property located on **.189-acres** in the heart of Sag Harbor’s **Village Business district (VB)**; with frontage on Main Street & Washington Street. Surrounded by boutiques, restaurants, and cultural landmarks, the property enjoys excellent consumer traffic & access in one of the Hamptons’ most desirable retail districts.

Multi-Level Commercial Space With Rare Amenities – There are **two distinct first floor retail spaces**: a thriving Jack’s Coffee shop with boutique co-tenants and a separate clothing store. The **upper floors (3,065sf** across the second, third, & fourth floors) are **newly leased to a prominent decor & lifestyle brand** showcasing the building’s versatility for high-end retail use. Access to the upper levels are available via a grand staircase from Main Street and employee / delivery access from the backyard at grade.

Private Backyard Offers Versatility – Rare for a property in the Village core, the backyard features private *parking (4 spots), a luxurious patio, a gunite pool, and landscaped gardens*. These amenities enhance the property’s appeal and provide additional functionality for tenants or potential mixed-use adaptations.

Historical Character & Modern Functionality – With its *exposed wood beams, multiple fireplaces, and period hardwood floors*, the property maintains its historic charm while offering updated infrastructure for modern commercial or residential use. The carefully undertaken restoration and renovation have made it one of the most iconic buildings in Sag Harbor’s business district.

Zoning flexibility in the Village Business district – The **VB zoning** allows for a range of commercial uses, (clothing store, general store, coffee shop, restaurant, professional office, & more). Additional opportunities may be explored through the Special Exception processes.

Offering a strong mix of mid- & long-term leases in one of the most prime locations of Sag Harbor Village, this unique investment offering has enduring value, historic significance, & long term adaptability.

Surrounding Tenants:

Jack’s Coffee, Montecito Collective, Buddhaberry, Southern Tide, Apple Bank, Compass
Matriark, Sag Harbor Cinema, Modern General, Sag Pizza, Satori, Henry Lehr

Please inquire with the Hamptons Commercial Real Estate team for more information.

Tax Map #: 473609 003.000-0004-004.000

2024 Village Tax Bill: \$4,965.92

2024 Town Tax Bill: \$9,990.60



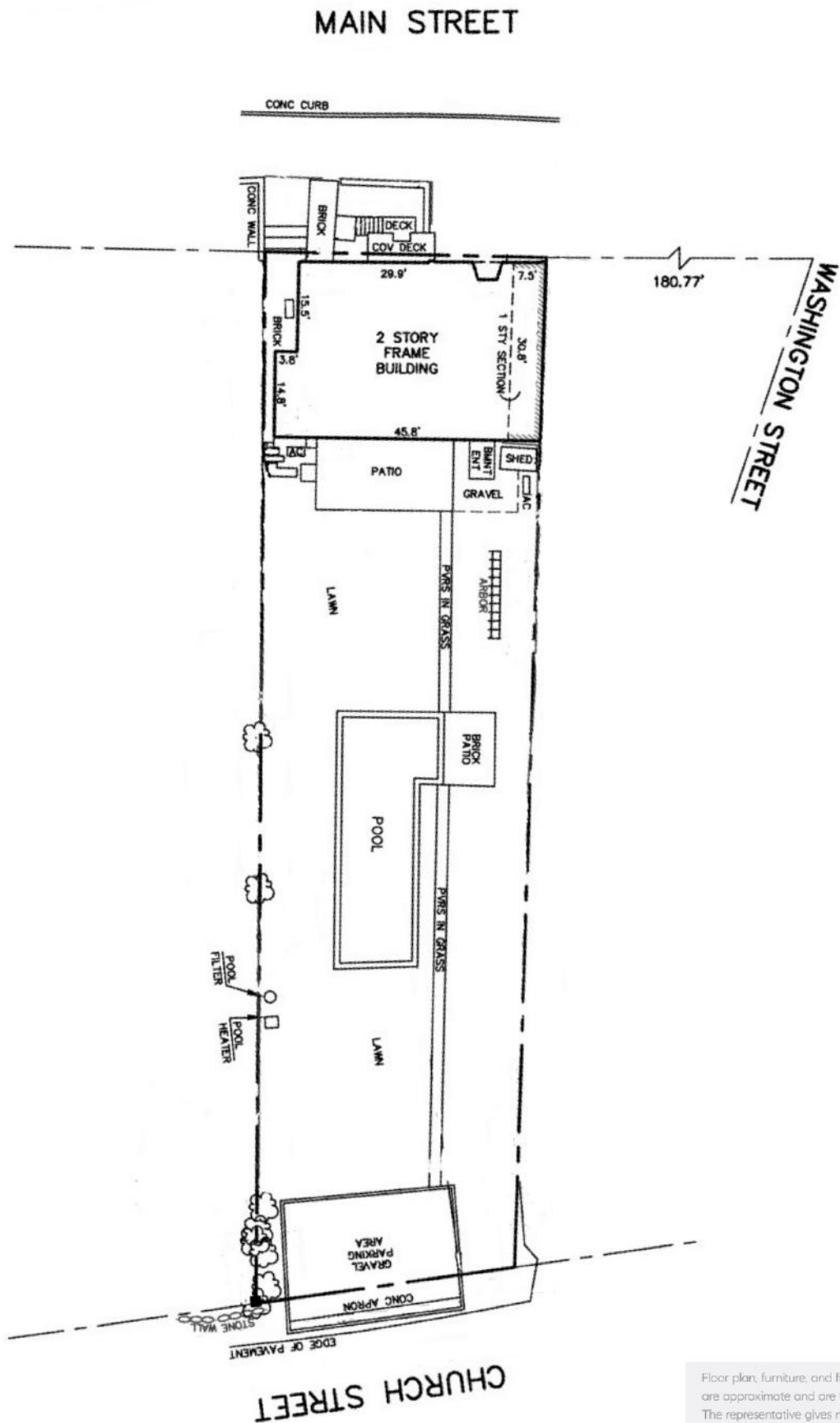












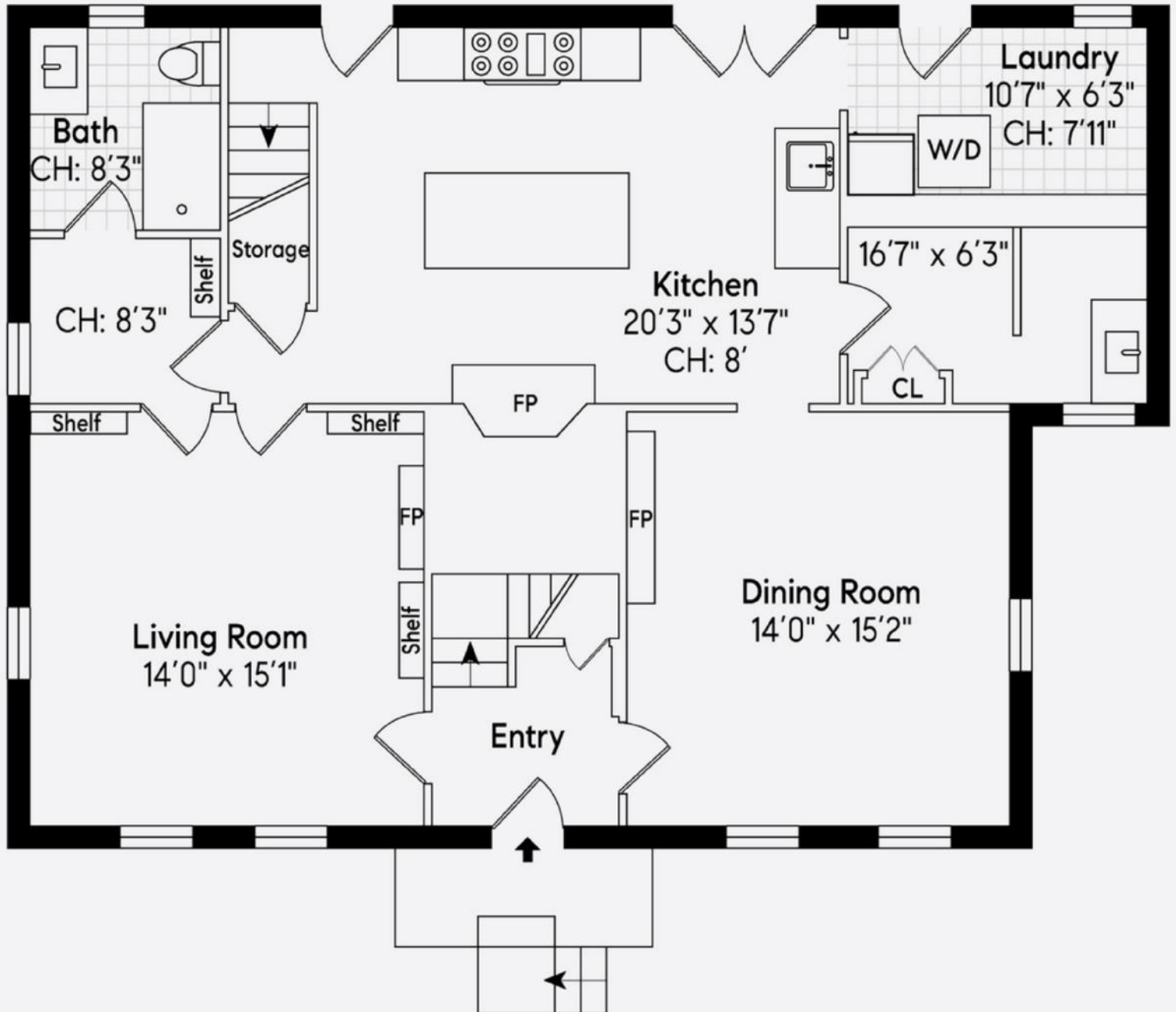
Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx Acreage:
.189**

First Floor: 1074 Sq Ft Net

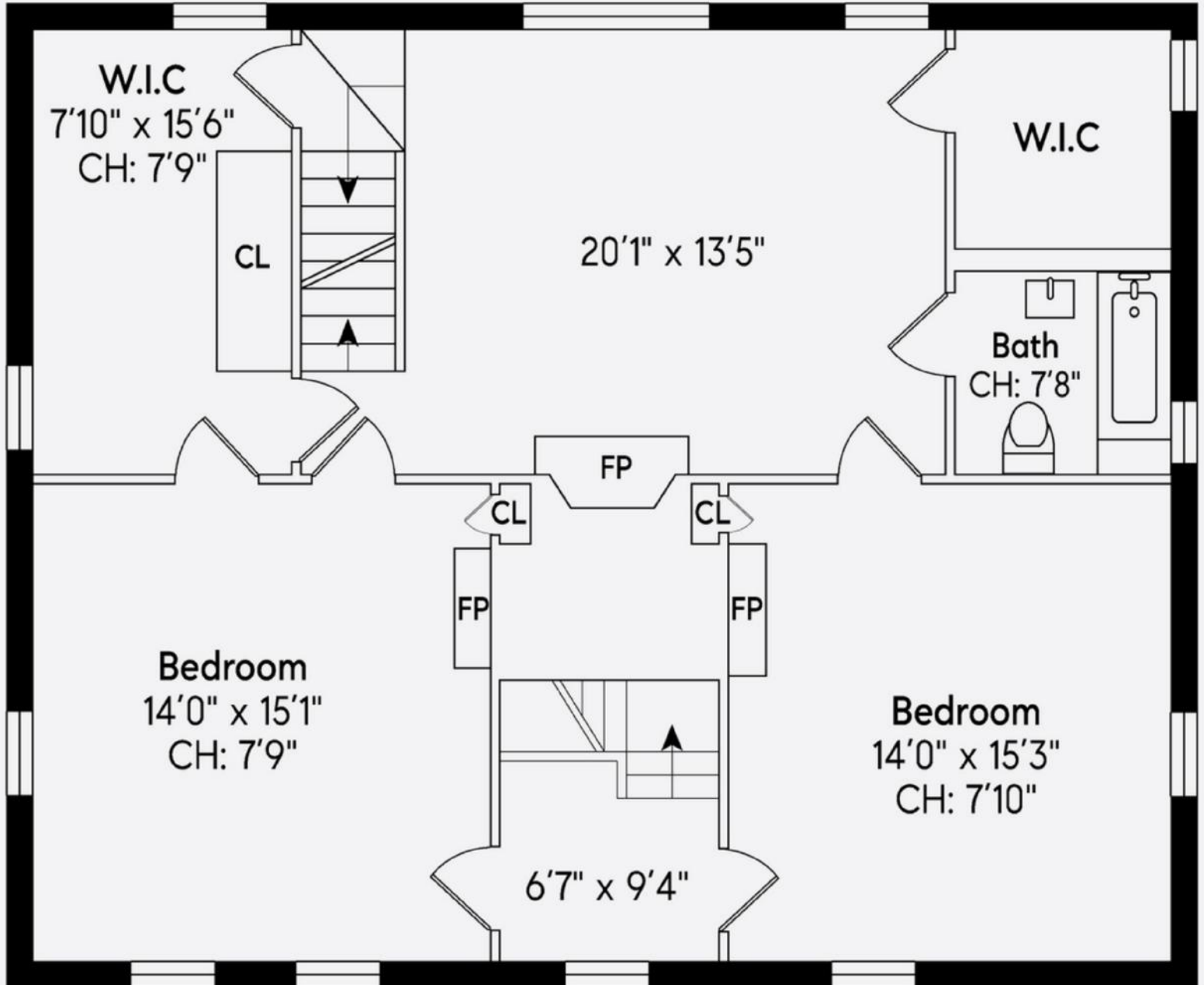


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**HAMPTONS COMMERCIAL
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**Apprx SqFt:
3,065**



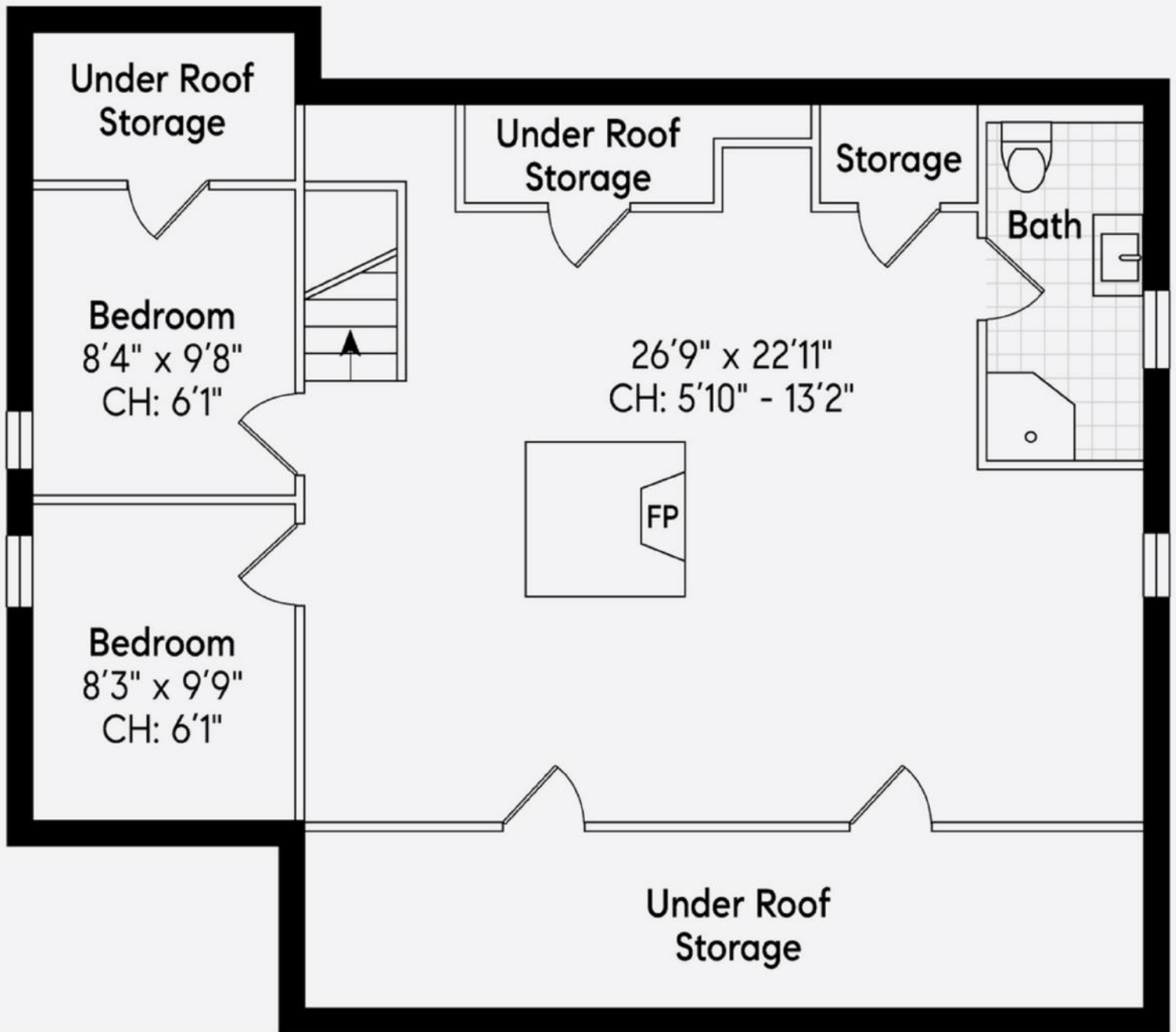
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HAMPTONS COMMERCIAL
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Apprx SqFt:
3,065

Third Floor: 985 Sq Ft Net



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HAMPTONS COMMERCIAL
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Apprx SqFt:
3,065



Sag Harbor Village



BAY STREET

- 1 Bay Street Theater
- 2 Sag Harbor Gym
- 3 Salon Xavier
- 4 Carissa's the Bakery
- 5 Sag Harbor Nail
- 6 Happy Feet
- 7 Dime Community Bank
- 8 Dapo la Spiaggia
- 9 Goop
- 10 Harbor Pets
- 11 Sag Harbor Tavern
- 12 Long Wharf Wines & Spirits
- 13 Sag Harbor Florist

WASHINGTON STREET

- 14 Blooming Shells
- 15 Le Lampade
- 16 Salt House Mercantile
- 17 LOVE BINETTI
- 18 Obligato
- 19 Joey Wölffer

LONG ISLAND AVENUE

- 20 United States Postal Service
- 21 Choppin Charles Barber
- 22 The Little Red Planet
- 23 Post House

LONG WHARF

- 24 The Dock House
- 25 Le Bilboquet
- 26 Ava's & Around Again
- 27 Big Olaf
- 28 Royal Charters

MADISON STREET

- 29 LoveShackFancy
- 30 DÖEN
- 31 JANGEORGe
- 32 Bloom
- 33 Sage & Madison
- 34 Via Coquina
- 35 Il Capuccino

DIVISION STREET

- 36 Murf's Backstreet Tavern
- 37 Sag Harbor Beverage
- 38 What the Falafel
- 39 Nikki's Not Dog Stand
- 40 Cavanola's Gourmet Cheese
- 41 Scarlett Rose Salon
- 42 Amy's Hardware Store

MAIN STREET

- 43 Corner Bar
- 44 Henry Lehr
- 45 Sag Pizza
- 46 BRÖdenim
- 47 Sylvester & Co.
- 48 Monika Olko Gallery
- 49 Goldberg's Bagels
- 50 Jack's Stir Brew Coffee
- 51 Sag Harbor Variety Store
- 52 Sag Harbor Pharmacy
- 53 Lulu Kitchen & Bar
- 54 BuddhaBerry
- 55 Southern Tide
- 56 Matriark
- 57 Apple Bank
- 58 In Home
- 59 Fishers Home Furnishings
- 60 Stella & Ruby
- 61 Annabel the Shop
- 62 Merrell Soule Architects
- 63 TWP
- 64 M&T Bank
- 65 The UPS Store
- 66 K Pasa
- 67 Yummylicious
- 68 Espresso Da Asporto
- 69 Sag Harbor Laundry
- 70 White's Apothecary
- 71 Sara Nightingale Gallery

- 72 Grenning Gallery
- 73 Romany Kramaris Gallery
- 74 Julie Keyes Gallery
- 75 Sen
- 76 Vin Sur Vingt Bistro
- 77 Black Swan Antiques
- 78 Flying Point Surf Boutique
- 79 Flying Point in the Harbor
- 80 Mark Borghi
- 81 Road to Nowhere
- 82 The American Hotel
- 83 Schiavoni's Market Inc.
- 84 Sag Harbor Liquor Store
- 85 Faherty
- 86 eL.Tacobar
- 87 Tulla Booth Gallery
- 88 Emporium Hardware
- 89 Pilates of Sag Harbor
- 90 Thriftknd
- 91 Illusions
- 92 Leonard Frisbie
- 93 SagTown Coffee
- 94 Sag Mane Salon
- 95 Frances Valentine
- 96 Matta
- 97 Compass Real Estate
- 98 Sag Harbor Cinema
- 99 The Green Room
- 100 Page at 63 Main
- 101 Flashbacks
- 102 The Wharf Shop

- 103 Kites of the Harbor
- 104 Epic Martial Arts
- 105 Land Shark
- 106 ETHEL + ROW
- 107 Comerford Collection
- 108 Leallo
- 109 Chase Bank
- 110 Grindstone Coffee & Donuts
- 111 Sag Harbor Books
- 112 Provision Market & Cafe
- 113 Tutto il Giorno
- 114 Urban Zen

BRIDGE STREET

- 115 Elements Barre Fit
- 116 Yoga Shanti
- 117 Sag Harbor Veterinary Clinic
- 118 Esthetic Hamptons
- 119 Warren Tricomi Salon

WEST WATER STREET

- 120 Harbor Shop
- 121 Sing City
- 122 Cluckman's
- 123 Beacon

SPRING STREET

- 124 Kidd Squid Brewing
- 125 Sag Harbor Garden Center

Sag Harbor

Sag Harbor is a Village within the Township of East Hampton located just 90 miles east of Manhattan. The area was settled in 1683 and was later incorporated as a village in 1846. The deep-water port to Gardiner's Bay made Sag Harbor a flourishing trading and port town. Now, the estates, waterfronts, restaurants, shops, and proximity to New York City that Sag Harbor has attracts international appeal.

In 2021, Sag Harbor, NY had a population of 2,774 people with a median age of 55.1 and a median household income of \$106,176. Between 2019 and 2020 the population of Sag Harbor, NY grew from 2,696 to 2,774, a 2.83% increase and its median household income grew from \$81,437 to \$106,176, a 23.3% increase.

The 5 largest ethnic groups in East Hampton, NY are:

White (Non-Hispanic) (86.6%)

White (Hispanic) (5.62%)

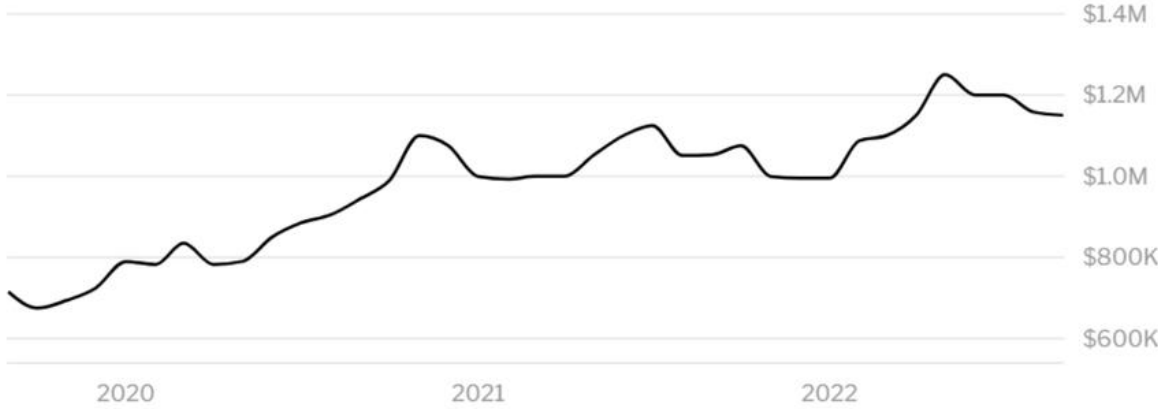
Black or African American (Non-Hispanic) (2.5%)

Asian (Non-Hispanic) (2.14%)

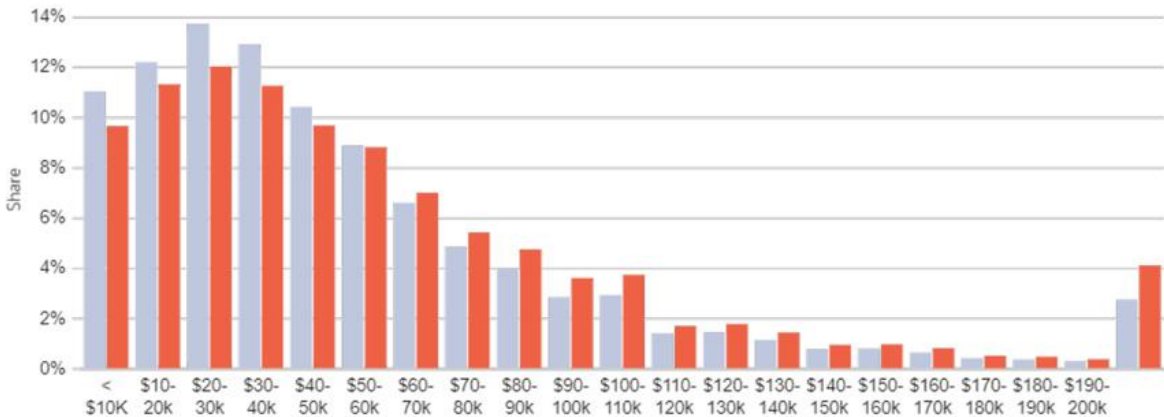
Two+ (Non-Hispanic) (1.12%)

During the 18th and 19th centuries, fishing and ship building were the predominant industries. Today, Sag Harbor is regarded as the most desirable and lively Downtown in the Hamptons - being the only Downtown east of the Canal to have a sewer district.

Sag Harbor is served by Bridgehampton-Sag Harbor Turnpike (NY 79) and East Hampton-Sag Harbor Turnpike (NY 114). Main Street serves as the main retail district of the Downtown with an extensive historical district in keeping with the estates and colonial style homes in the Village. Suffolk County Bus connects the Long Island Rail Road Montauk Branch to Sag Harbor for limited rail service seven days per to Montauk and New York City.



HOME VALUE



INCOME DISTRIBUTION

COMPASS COMMERCIAL



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ADVISORY TEAM