

1615 SAG HARBOR BRIDGEHAMPTON TPK, SAG HARBOR

# Sag Harbor Restaurant Property

Indoor / Outdoor Dining Near The Border Of Sag Harbor Village



COMPASS  
COMMERCIAL



## Highly Recognized Sag Harbor Restaurant Property For Sale – *A Rare Opportunity in a Proven Location*

Set along the Bridgehampton Sag Harbor Turnpike, this destination venue includes a ~**1,500sf** restaurant featuring a warm **indoor dining** room, **counter service** area, and generous outdoor space for **events**, and **al fresco service** across **0.96-acres**.

The restaurant's **+38-seat dining room** and **expansive outdoor areas** accommodate strong daily volume, with multiple seating rotations from morning through night.

The property has long been home to one of the area's most beloved restaurants, a site recognized for its consistency and local following—a testament to the strength of this location. With excellent visibility on the main roadway connecting **Sag Harbor, Bridgehampton, Water Mill, & Southampton**, this asset stands as one of the area's most enduring and versatile hospitality properties.

### *Surrounding Neighbors:*

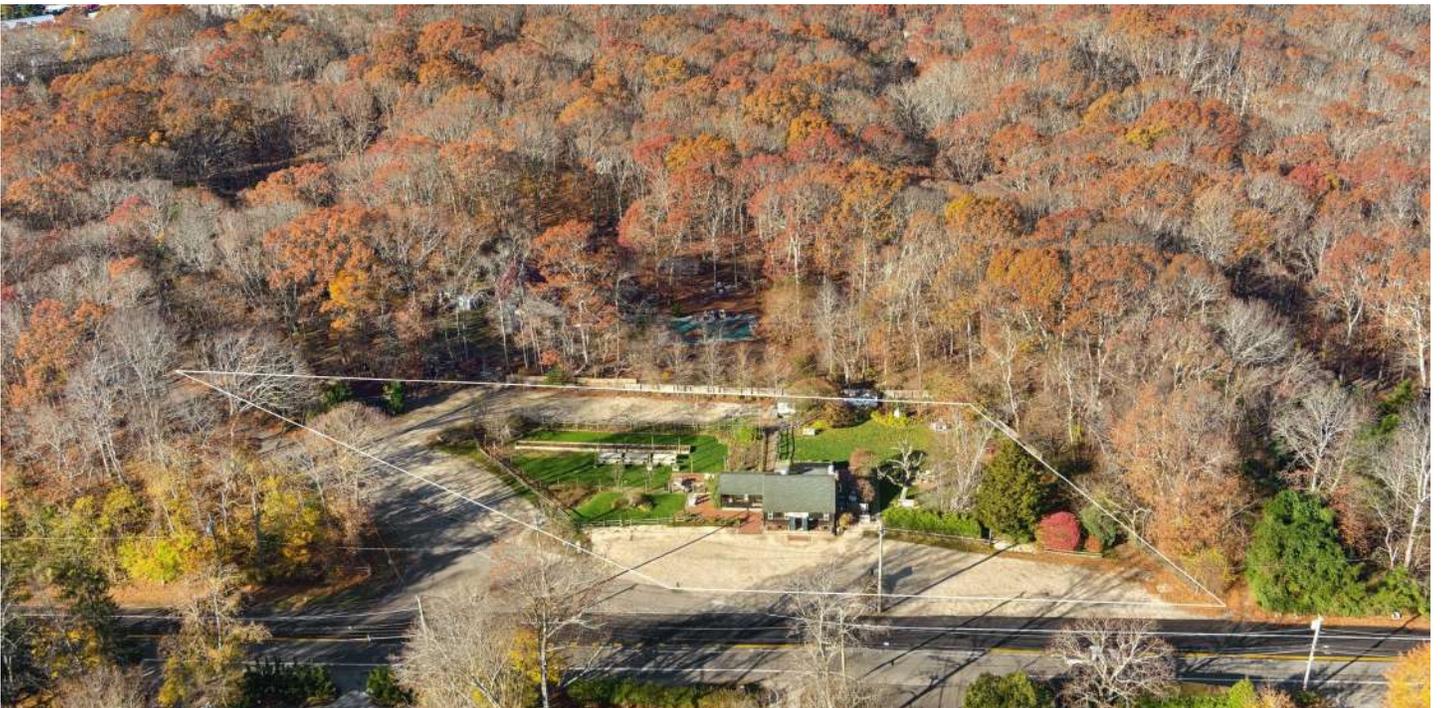
Goldberg's Famous Bagels, Sag Harbor Fireplace Showroom, Sag Harbor Industries,  
Uptown Pilates Sag Harbor, Dale and Bette's Produce, Immaculate Swimming Pools

**Inquire with the Hamptons Commercial Real Estate Team for additional information.**

SCTM#: 0900-025-00-01-00-020-000

Town Tax Bill 2024 - \$6,594.96





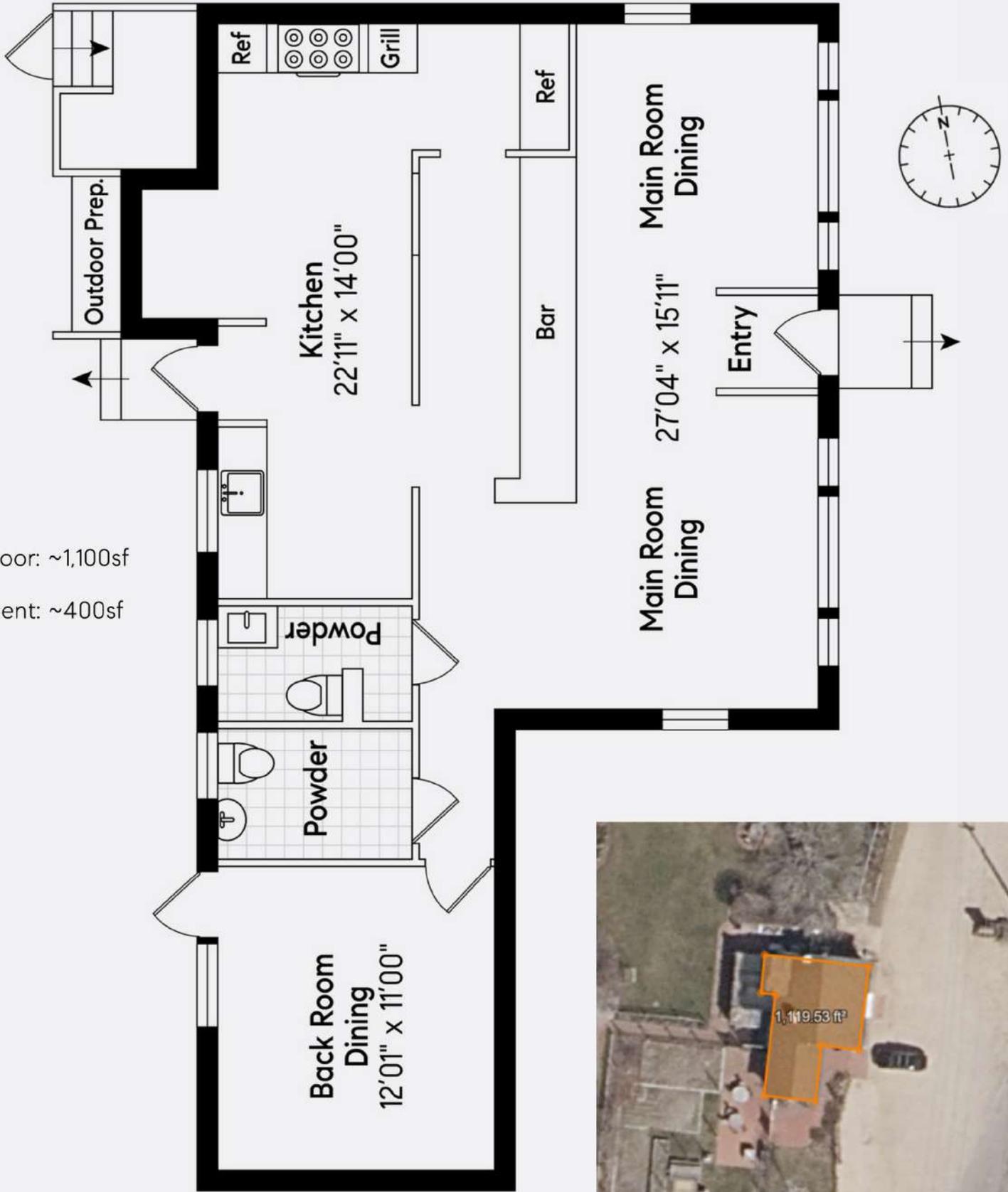






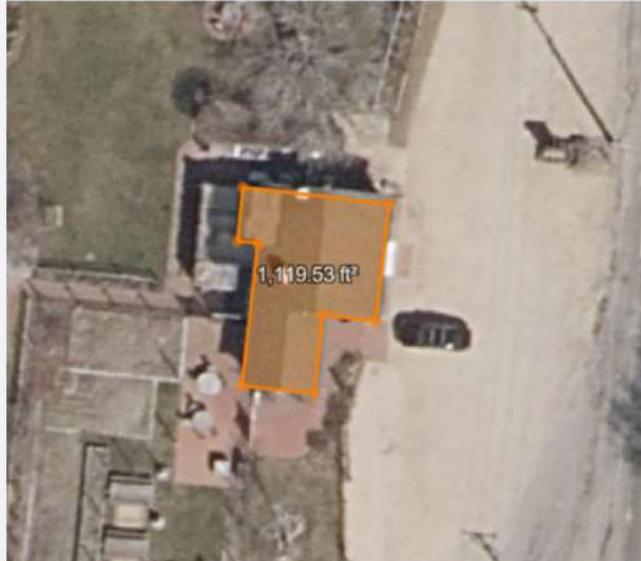






First Floor: ~1,100sf

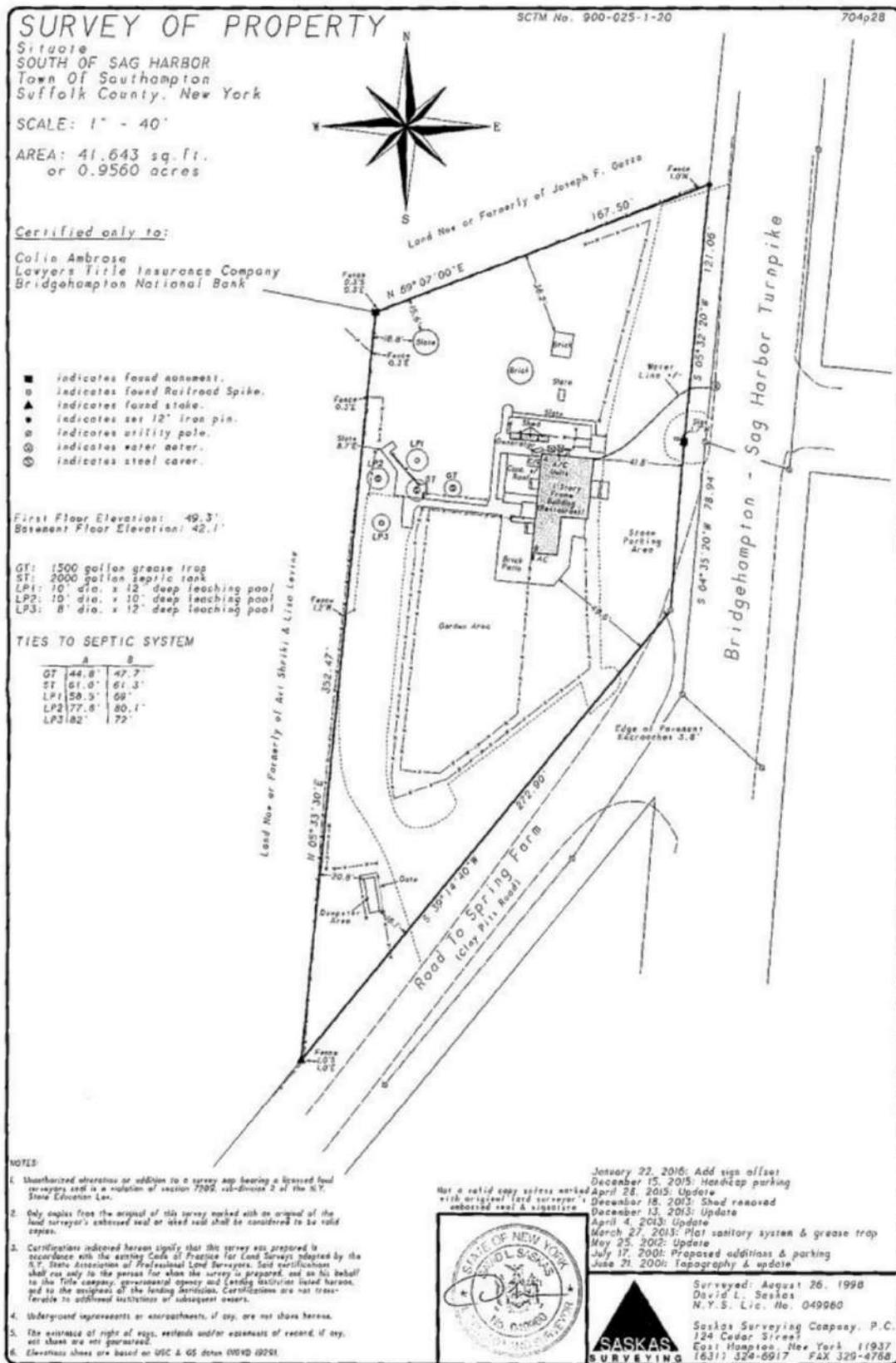
Basement: ~400sf



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REAL ESTATE TEAM**

**Apprx Sq.Ft.:  
1,500**

THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED CONSTRUCTION. THE APPROXIMATE SQUARE FOOTAGE IS FOR INFORMATIONAL PURPOSES ONLY. THE SQUARE FOOTAGE IS BASED ON THE EXTERIOR WALLS AND DOES NOT INCLUDE THE AREA UNDER THE ROOF OR THE AREA UNDER THE PORCHES AND TERRACES. THE SQUARE FOOTAGE IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES. THE SQUARE FOOTAGE IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES. THE SQUARE FOOTAGE IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES.



Tax ID - 473689 025.000-0001-020.000

Zoning - CR200 (100%)



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**Apprx Acreage:  
 0.956**

Suffolk County Tax Map No: 473689 025.000-0001-020.000



**Town of Southampton**  
Department of Land Management  
Building and Zoning Division

**CERTIFICATE OF OCCUPANCY**

BUILDING CONSTRUCTION ORDINANCE CHAPTER 123 ARTICLE II 123-18.B.

July 12, 2016

NO: C160255  
PERMIT NO:  
OWNER: Lyman Trippe Inc  
ADDRESS: C/o Colin Ambrose  
P.O. Box 4126  
East Hampton, NY 11937

This is to certify that the

New ( )	Altered ( )	Addition ( )	Pre-Existing ( )	Updated ( X )	Building
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Located at

1615 Bridgehampton Sag Harbor Tpke, Sag Harbor

has been COMPLETED substantially to approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the OCCUPANCY of building(s) or structure(s) for the following purposes:

This certificate supercedes all previously issued certificates.

U S E

One story wood frame building used as a restaurant rear awning and fence as shown on a survey by Saskas survey last dated 1/22/16 with seating for 35 person.

Construction Type:

Total No. of Bedrooms: N/A  
No. of Bedrooms in Basement: N/A  
No. of Buildings: 01  
ZBA Decision(s): D016010

Michael J. Benincasa, Chief Building Inspector



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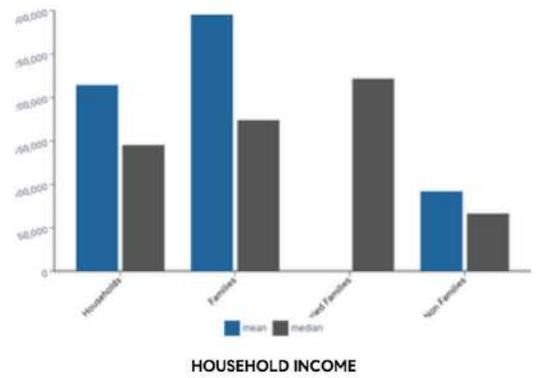
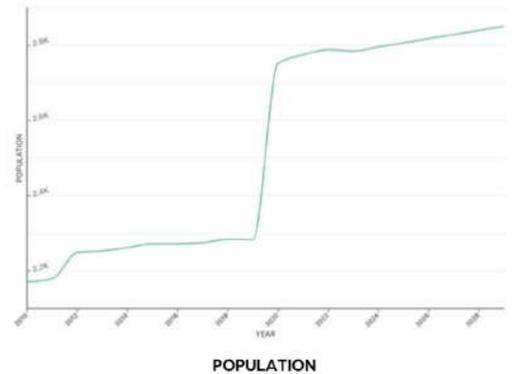
# SAG HARBOR

Sag Harbor is a village located within the Township of East Hampton located just 90 miles east of Manhattan. The area was settled in 1693 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.

As of 2024, Sag Harbor has a population of 2,796, with an average household income of \$214,384. Sag Harbor is currently growing at a rate of 0.39% annually, and its population has increased by 1.6% since the previous census in 2020.

Explore the Sag Harbor Whaling & Historical Museum to dive into the village's maritime past or catch a live show at Bay Street Theater. Outdoor enthusiasts can unwind at Havens Beach, walk along the Long Wharf Marina, or enjoy a picnic at Mashashimuet Park.

Main Street is known for its vibrant dining scene and small business shopping experience. Visitors can enjoy a diverse range of restaurants, from casual cafes to upscale eateries, many offering fresh seafood and farm-to-table options. The street is also home to unique boutiques, art galleries, and locally-owned shops,



## PARKS

## ACCOMODATION

## ATTRACTIONS

## SHOPPING

- Mashashimuet Park
- John Steinbeck Park
- Sag Harbor Marine Park
- Havens Beach
- Foster Memorial Beach

- The American Hotel
- Baron's Cove
- Sag Harbor Inn

- Bay Street Theatre
- Sag Harbor Cinema
- Sag Harbor Whaling Museum
- Canio's Books
- Sag Harbor Farmers Market

- Main Street
- Sag Harbor Shopping Cove
- Long Wharf
- Washington Street
- Division Street

# COMPASS COMMERCIAL



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**Sean Deery**

Lic. R.E. Salesperson



HAMPTONS COMMERCIAL RE  
ADVISORY TEAM