

3 & 11 MADISON ST, SAG HARBOR

# Sag Harbor Village Assemblage

## Two Adjacent Mixed-Use Buildings



COMPASS  
COMMERCIAL



## *Assemblage of Two Mixed-Use Buildings in a Prime Village Location*

### **3 Madison St, Sag Harbor Village - 6 bd 4 ba 4,468sf with a Retail Store & 2 Outbuildings**

Rare opportunity to purchase a historic building in the heart of Sag Harbor. This 4,468sf building is located at the crossroads of Madison Street and Main Street overlooking the Civil War Monument in the commercial section of the Historic District. The mixed-use building consists of prime retail space on the ground level as well as two 3 bedroom, 2 bathroom on the second and third floors. In addition, there are two detached outbuildings totaling 1,364sf.

Interior finishes feature custom moldings and wood beams, European high end finishes throughout. Large rear patio may be used for outdoor seating. Zoning allows for many possible uses including professional office, retail, gallery, design studio or restaurant/bed and breakfast.

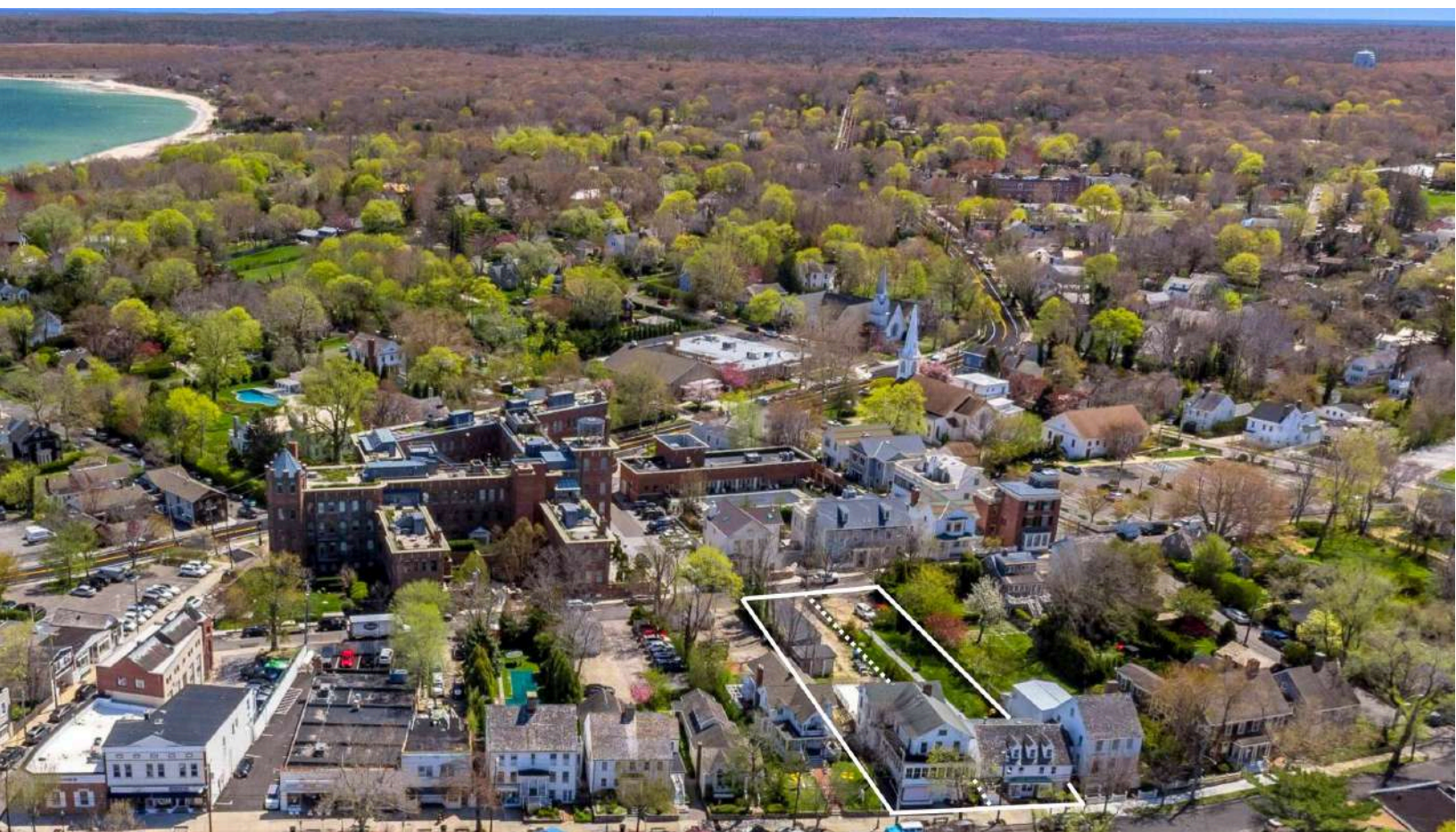
### **11 Madison St, Sag Harbor Village - 3 bd 2 ba 3,307sf with a Retail Store**

The " Sea Chest " building at 11 Madison is now for sale. This historic property of 3,307sf has a ground floor retail space and 2 separate apartments above.

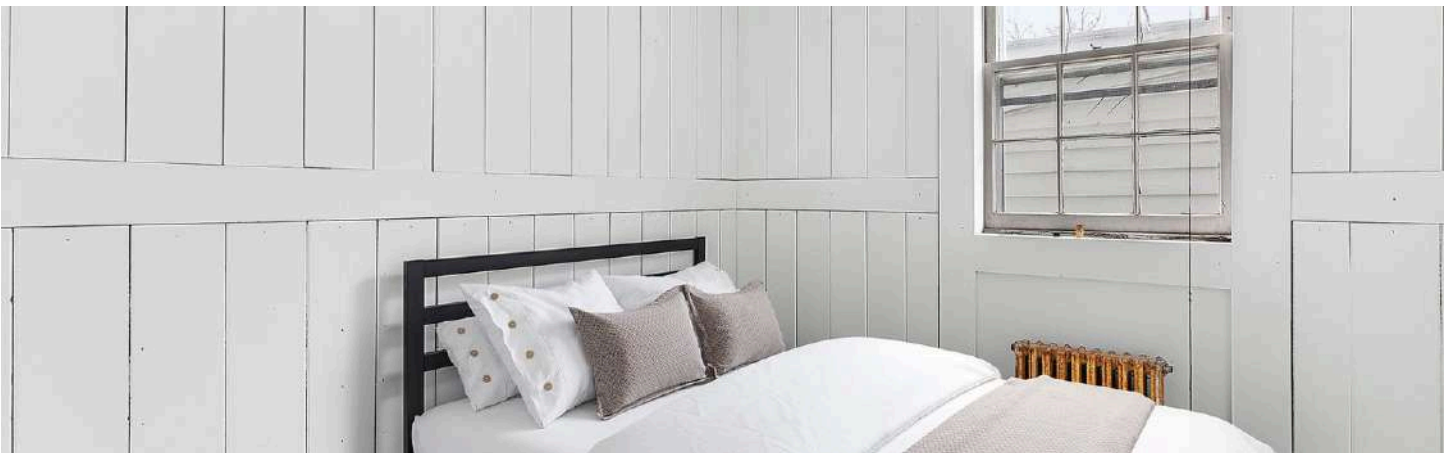
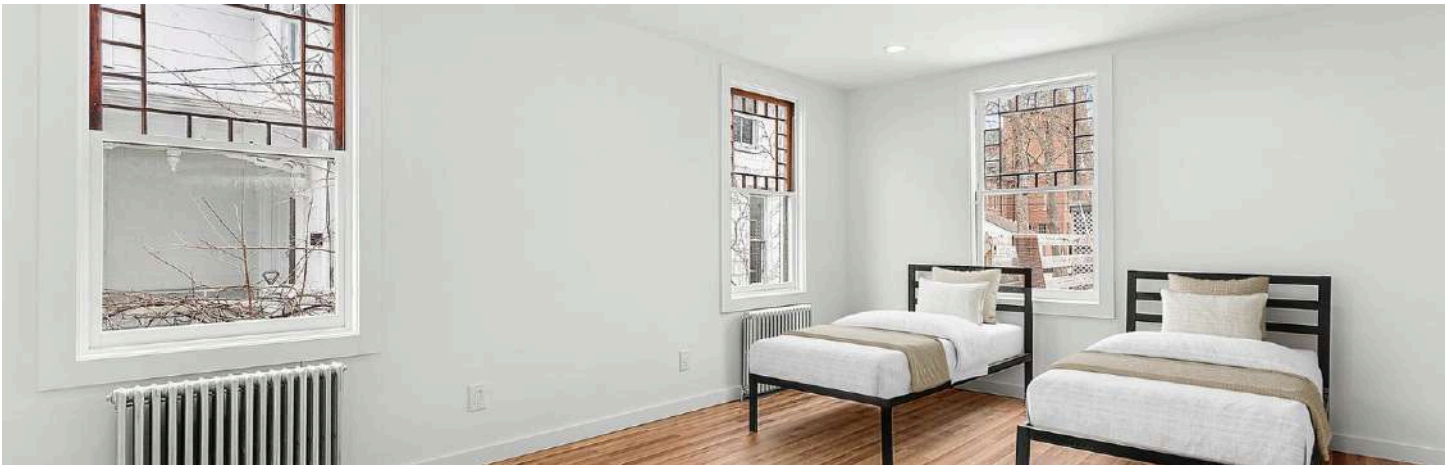
The ground level storefront has charming detail, extensive natural light, & an open retail floor with exposed beams. The front patio adds additional interest attracting patrons into the store. The first floor apartment has 2 bedrooms, a living room with gas fireplace, a dining room, a kitchen, 1 bathroom and a nice patio overlooking a bucolic backyard. The second floor apartment is a 1 bedroom with a kitchen and 1 bath. Completely renovated. Private parking area.

Asking Price - \$13,750,000

**Inquire with the Hamptons Commercial RE Team for additional information.**









**BUILDING DEPARTMENT**  
**VILLAGE OF SAG HARBOR**  
**CERTIFICATE OF OCCUPANCY**

No: 0364(update)

7/7/09

THIS CERTIFIES that the building located at 3 Madison Street  
Sag Harbor Village, Suffolk County Tax Map# 903-3-4-7  
conforms substantially to the approved plans and specifications heretofore filed in this  
office pursuant to which Building Permit(s) 7121 Dated: 8/29/08  
was issued, and conforms to all of the requirements of applicable provisions of the law.

The occupancy for which this certificate is issued is for a pre-existing 3 story building of Type V construction with first floor Art Gallery(Group B-less than 50 persons per BCNYS 303.1.1), second floor office(Group B), second floor apartment(Group R-3) and third floor Apartment(Group R-3) with accessory shed and and frame building containing 490 sq.ft.work shop & 480 sq. ft. storage areas as accessory to the Art Gallery and a 180 sq. ft. vehicle parking area. (permit #7121 covers renovations)

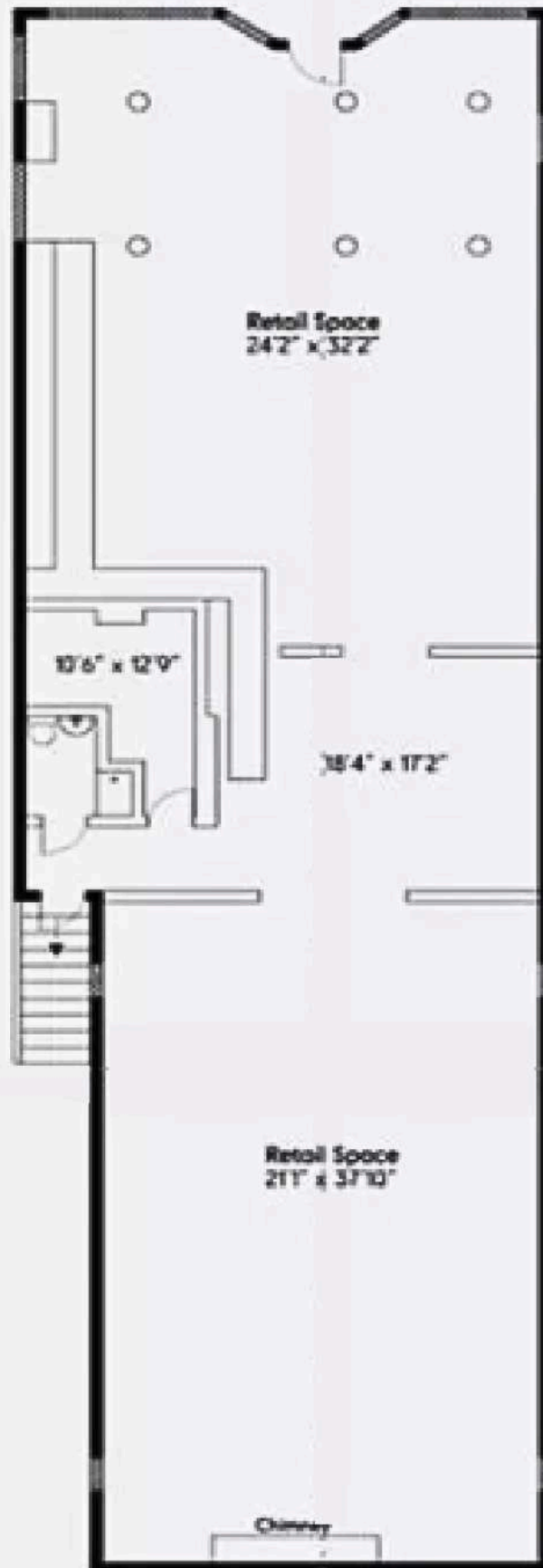
This Certificate is issued to Bellmax LLC  
owner of the aforesaid building.

Notes: \_\_\_\_\_



Timothy Platt  
Building Inspector  
Code Enforcer





## Retail Floor

Int Retail Space: 2058 ft<sup>2</sup>

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:  
2,058**



## Residential 1st Floor

Int Main Level: 1342 ft<sup>2</sup>  
Ext Main Level: 1037 ft<sup>2</sup>

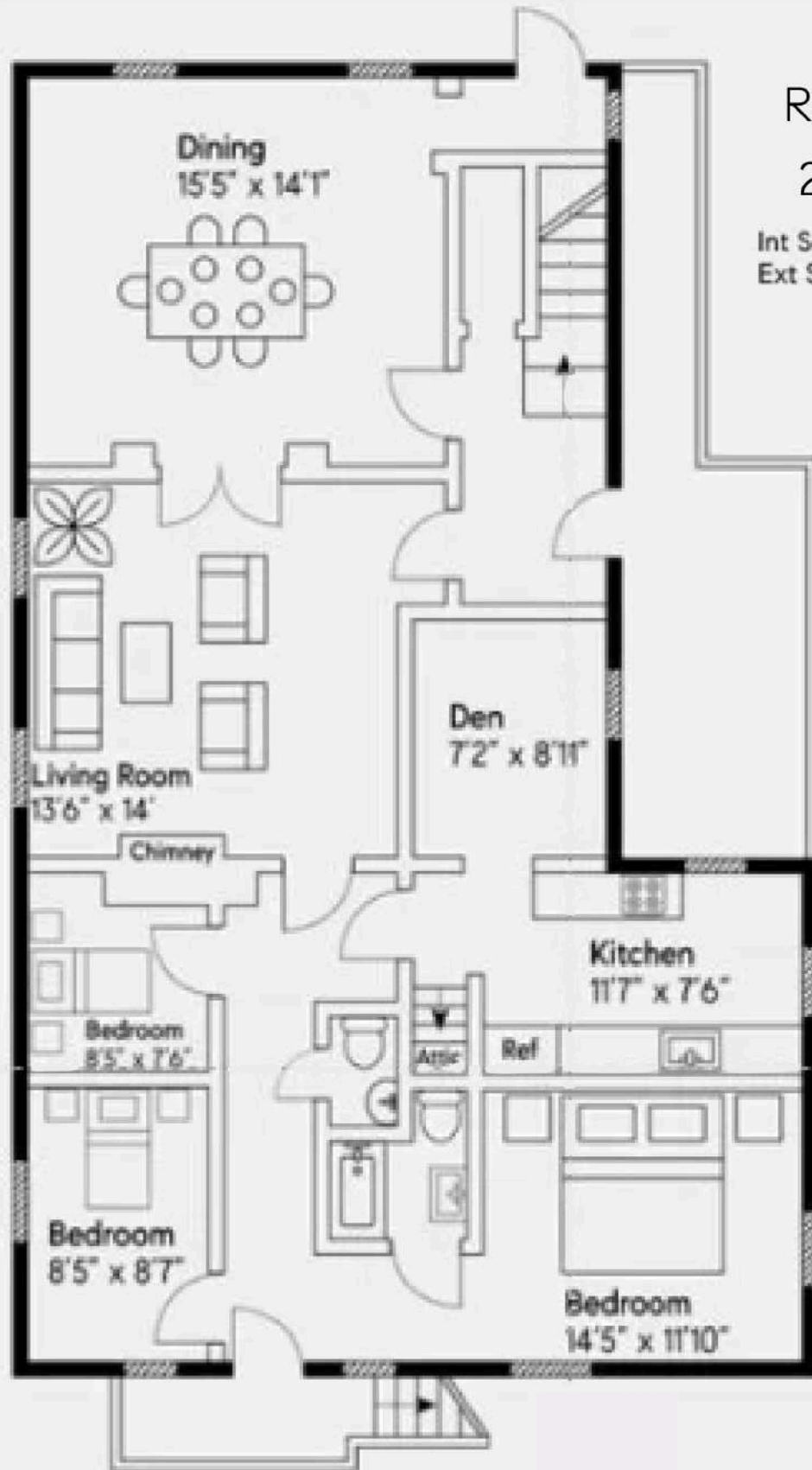
Main Level

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**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

**Apprx SqFt:  
1,342**



Residential  
2nd Floor

Int Second Level: 1068 ft<sup>2</sup>  
Ext Second Level: 12 ft<sup>2</sup>

Second Floor

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HAMPTONS COMMERCIAL  
REAL ESTATE TEAM

**Apprx SqFt:**  
1,068

## Outbuildings



Int Out Building 1: 225 ft<sup>2</sup>  
Int Out Building 2: 1139 ft<sup>2</sup>

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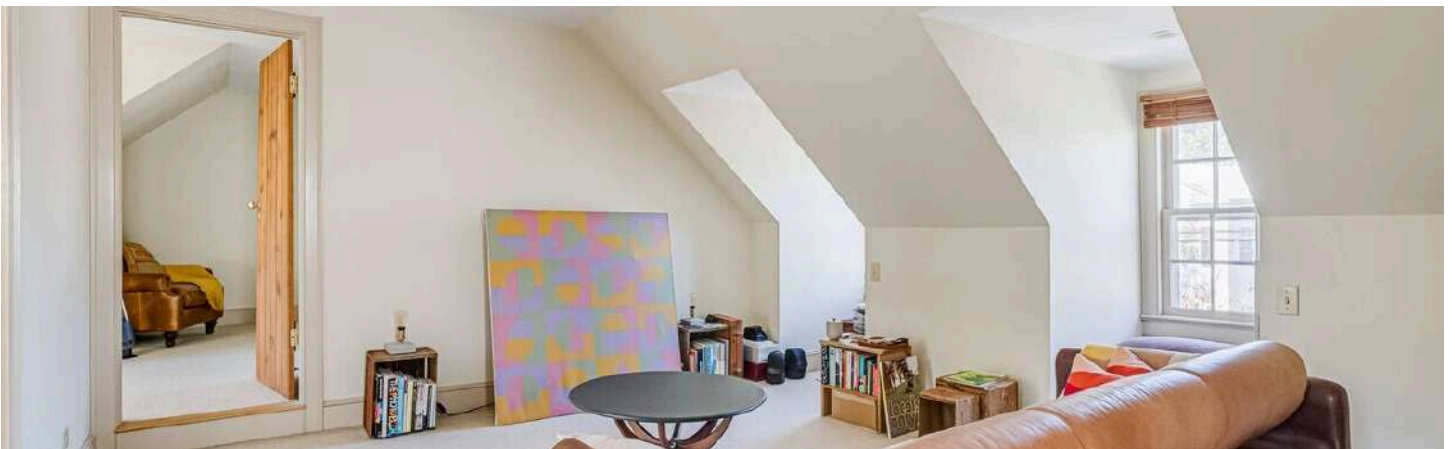
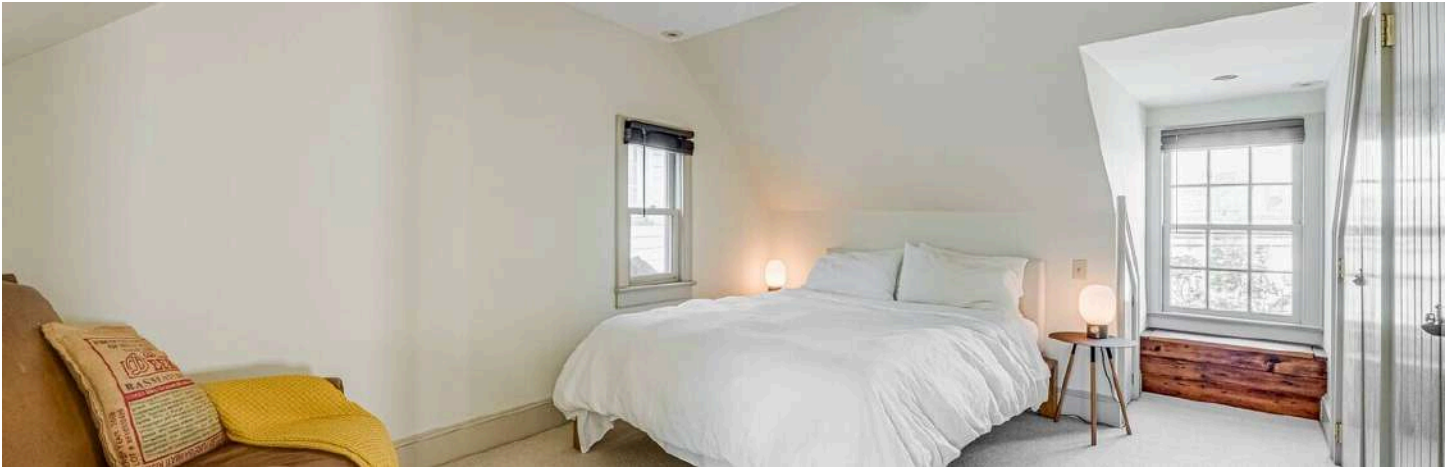
**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

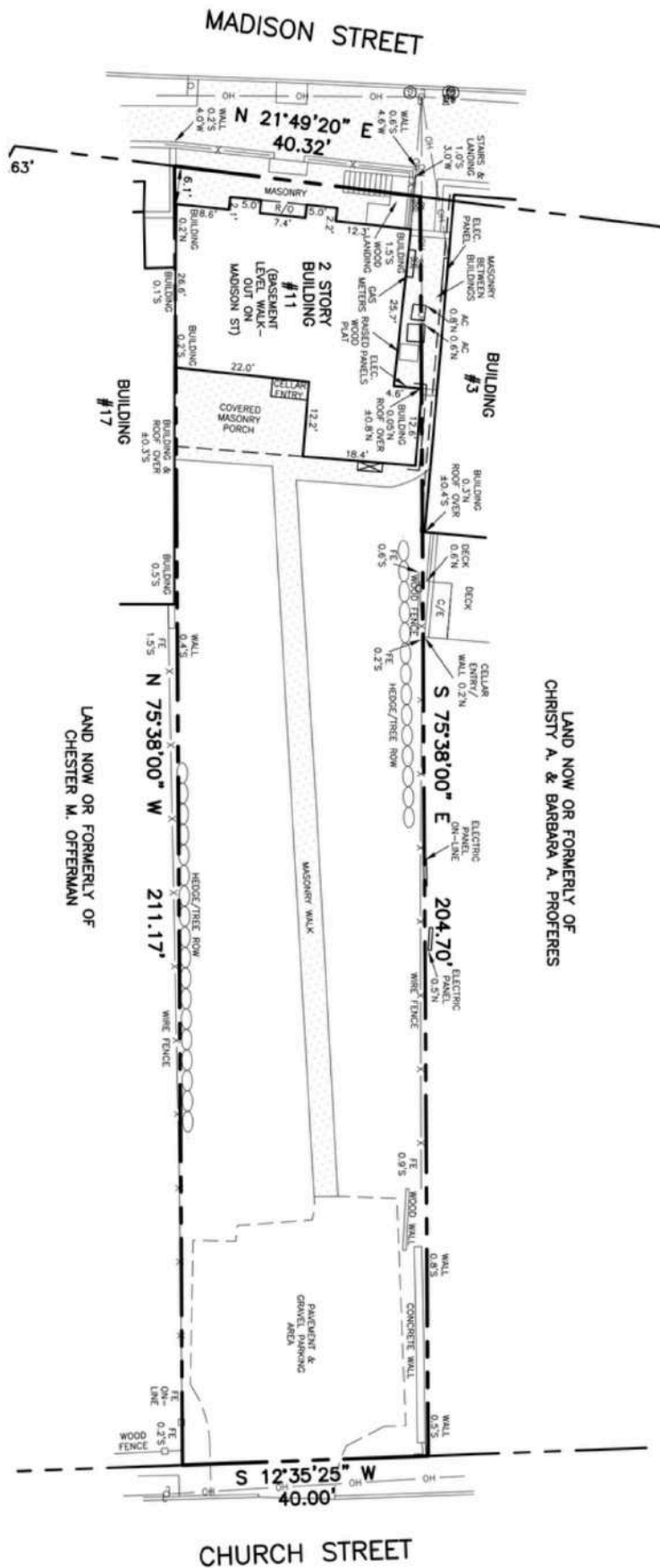
**Apprx SqFt:  
1,364**











LAND NOW OR FORMERLY OF  
CHESTER M. OFFERMAN

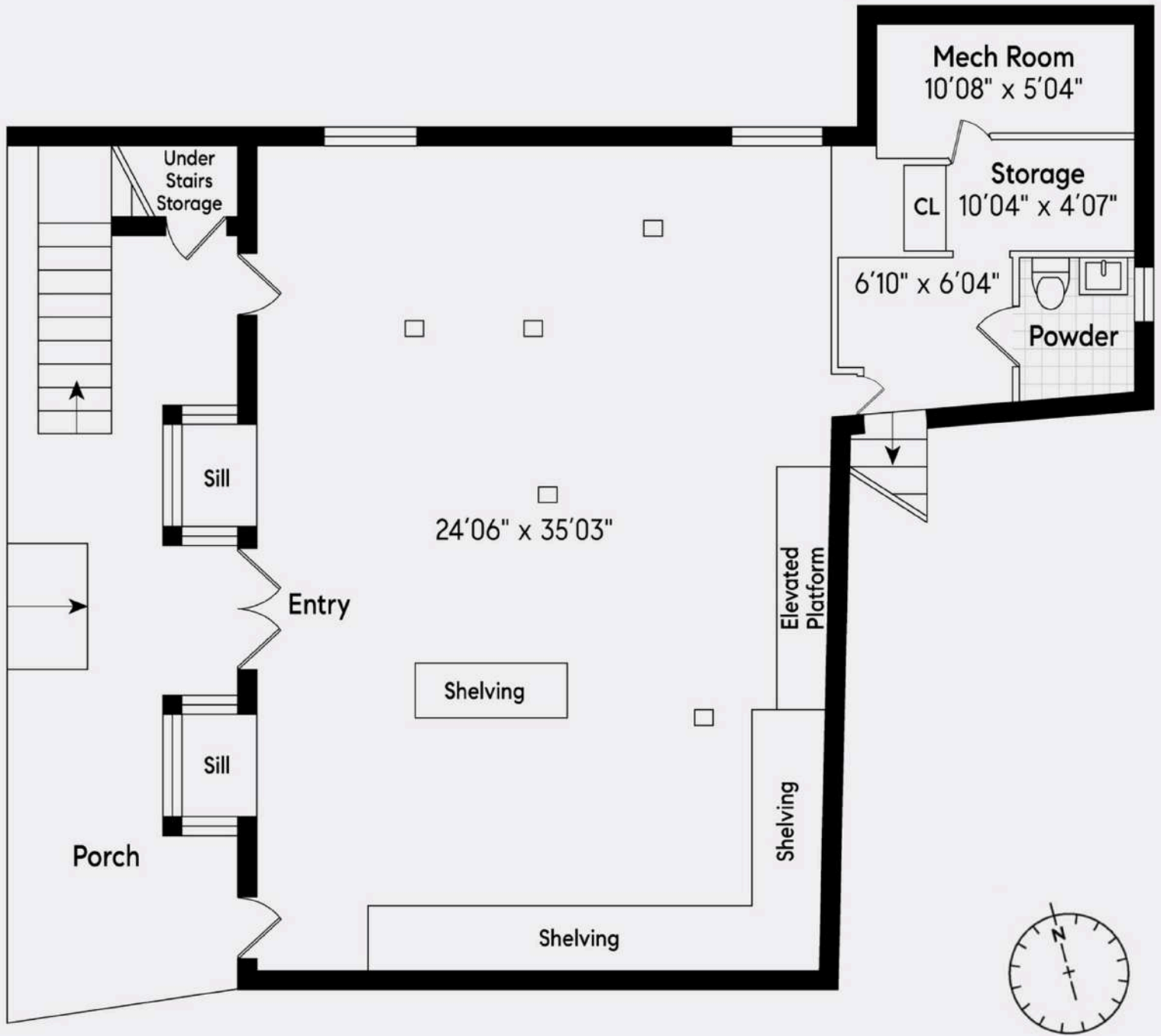
LAND NOW OR FORMERLY OF  
CHRISTY A. & BARBARA A. PROFERES

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**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

**Apprx Acreage:  
0.191**

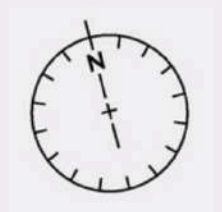
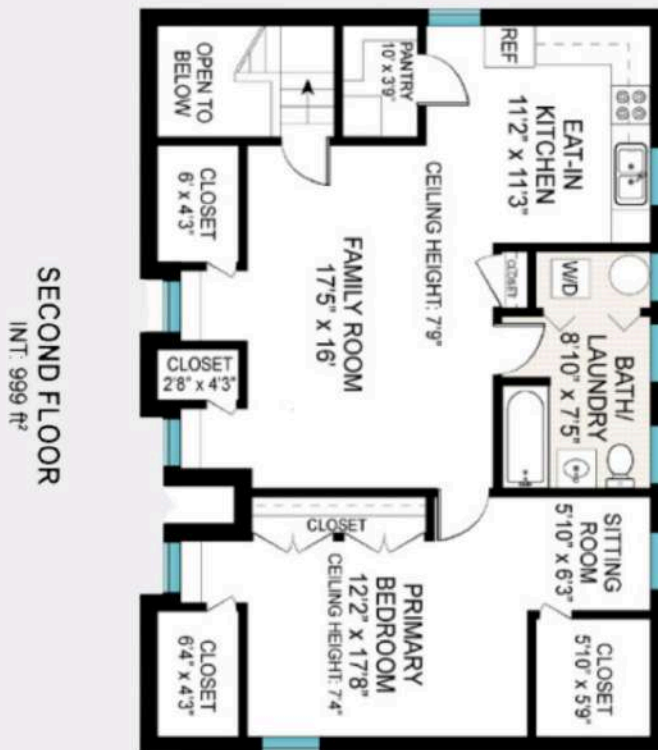
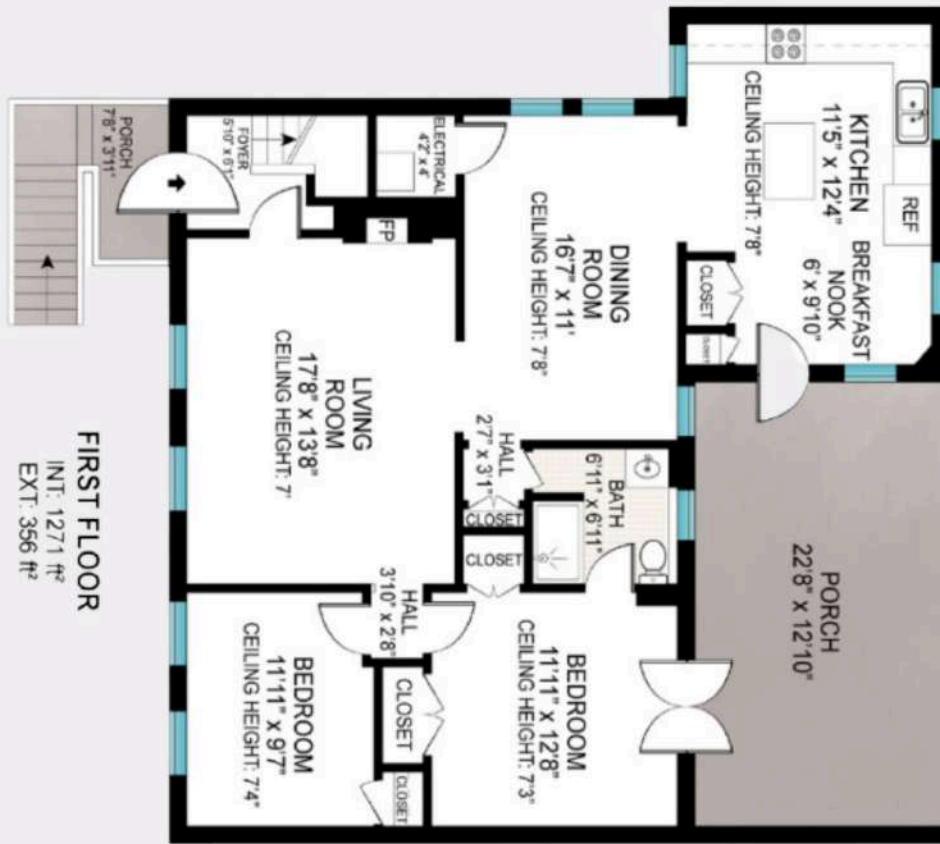


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**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

**Apprx SqFt:  
1,037**



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**HAMPTONS COMMERCIAL  
 REAL ESTATE TEAM**

**Apprx SqFt:  
 2,270**

# 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 BROdenim
- 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



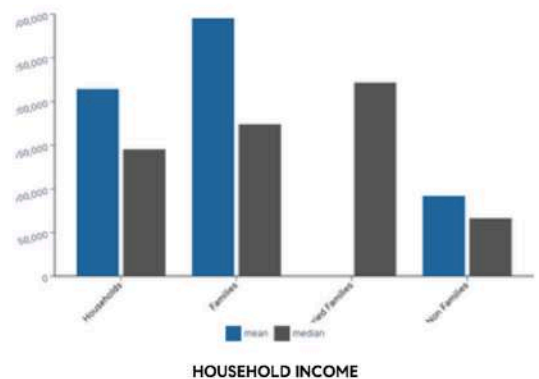
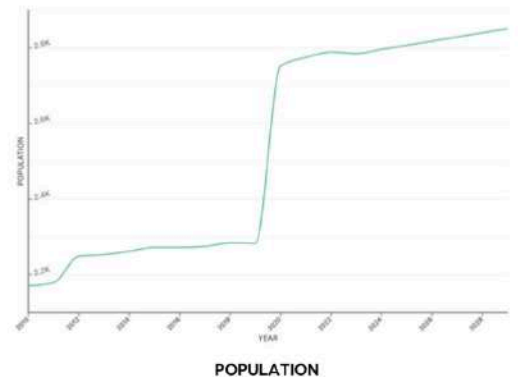
# SAG HARBOR

Sag Harbor is a village 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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