

LOCATION, LOCATION

729 COUNTY ROAD 39A, SOUTHAMPTON



SAUNDERS

A HIGHER FORM OF REALTY

Saunders.com | HamptonsRealEstate.com

2287 MONTAUK HIGHWAY, BRIDGEHAMPTON (631) 537-5454



LOCATION, LOCATION..

Newly listed, this commercial building sits in a prime location in the heart of Southampton's Business District. Formerly operating as a car dealership, this listing is situated on 3 sprawling Acres and is waiting for its new owner. This location could accommodate a car dealership, a retail business, or a medical facility. There is a proposed plan for a medical business affording 7,500 +/- sq. ft. on two floors for a maximum of 15,000 +/- sq. ft. A full basement is also available for storage, including another 7,500 +/- sq. ft. and ample parking allotment. Rare opportunity here, don't miss the boat.

Exclusive \$13,000,000 | [729County Road39A.com](http://729CountyRoad39A.com)

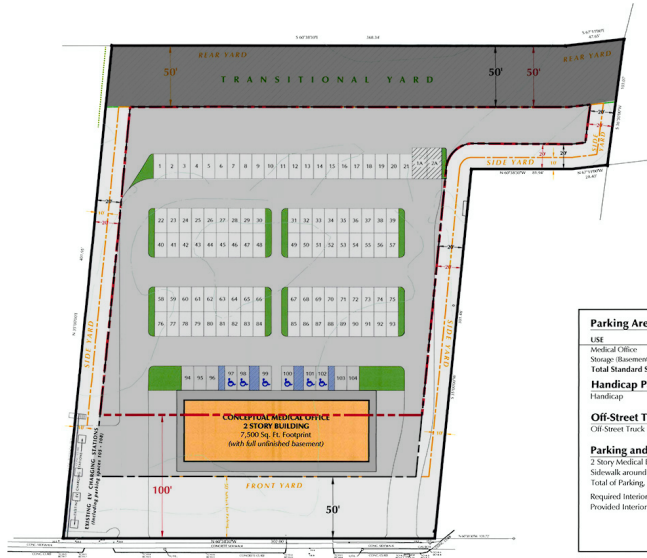


Lee Minetree

Licensed Associate Real Estate Broker

Cell: **(516) 729-7963**

LMinetree@Saunders.com



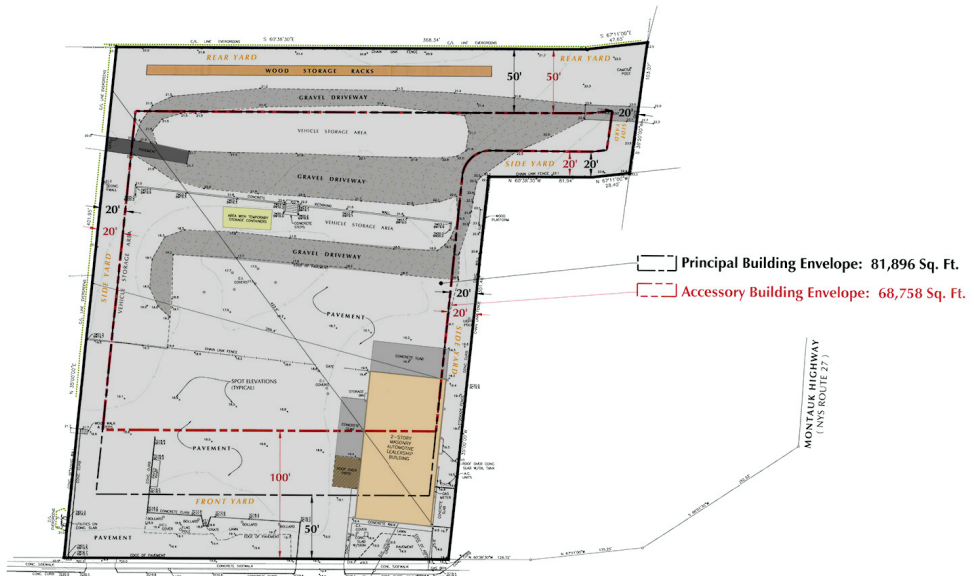
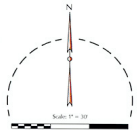
Parking Area Calculations

USE	CODE SECTION	FORMULA/REQUIREMENT	AREA	CALCULATION	# OF SPACES
Medical Office	§330-95	1 space per 150 Square Feet	15,000	15,000 Sq. Ft. / 150 = 100	100
Storage (Basement)	§330-95	1 space per 3,000 Sq. Ft.	7,500	7,500 Sq. Ft. / 3,000 = 2.5 rounded-up	8
Total Standard Spaces Required: 108					
Handicap Parking Required					
Handicap	§330-99C	5% of Total Standard Spaces		108 spaces X 5% = 5.4 rounded-up	6
Off-Street Truck Loading Required					
Off-Street Truck Loading	§330-96	2 Truck spaces for a building with a floor area between 15,000 and 40,000 Square Feet			2
Parking and Impervious Coverage					
2 Story Medical Building Footprint			7,500 Sq. Ft.		
Sidewalk around Building			3,172 Sq. Ft.		
Total of Parking, Drives and Interior Landscaping			58,293 Sq. Ft. (44%)		
Required Interior Landscaping			2,750 Sq. Ft. (25 Sq. Ft. per required spaces pursuant to §330-99.1.)		
Provided Interior Landscaping			3,099 Sq. Ft. Total (included in 44% shown above)		

FLYING POINT ROAD (C.R. 39A)
(IMPROVED ROAD - COUNTY MAINTAINED - VARIABLE R.O.W.)

NOTES:
 1) This plan depicts a accessory building with a gross floor area of 15,000 sq. ft. The building has 7,500 sq. ft. on the first and second floor, as well as a 7,500 sq. ft. unshaded basement that averages 15,000 sq. ft. in the maximum gross floor area for a single building in the HHS Highway Business Zoning District under §330-105A, which states: "The maximum gross floor area per building per building envelope in the Highway Business Zoning District shall not exceed 15,000 square feet per lot."
 2) While the conceptual building and parking shown on this plan conforms to the Northampton Form Code requirements of Chapter 130B, zoning plan note that the conceptual 15,000 sq. ft. Medical Office building exceeds the Suffolk County Health Department maximum density box site requirements for this property. Please refer to town order July 31, 2024 email for more information.

AUTOMOTIVE DEALERSHIP SITE PLAN
MEDICAL OFFICE SITE PLAN



FLYING POINT ROAD (C.R. 39A)
(IMPROVED ROAD - COUNTY MAINTAINED - VARIABLE R.O.W.)

MONTAUK HIGHWAY
(NYS ROUTE 27)









729 County Road 39A, Southampton

Listing ID: 916274 | Tax Map #: 0900-133.000-0001-002.001 | Listing Price: \$13,000,000



Half Bathrooms: 4

Acres: 3.03+/-

Lot Size: 132,015+/- Sq. Ft.

House Size: 7,500+/- Sq. Ft.

Built: 1965

Features: Reception area, showroom, 2 offices,
large service area with overhead doors

Lee Minetree

Licensed Associate Real Estate Broker

Cell: (516) 729-7963

LMinetree@Saunders.com

SAUNDERS

A HIGHER FORM OF REALTY



All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any descriptions, measurements, square footages or acreage and should not be relied upon as such. All information herein should be confirmed by the customer. All rights to all content, including but not limited to photographs, videos and other graphics, are reserved exclusively to the Broker who supplied such listing content. Please refer to our website for the names under which our agents are licensed with the Department of State. All advertising in this publication is subject to the Federal Fair Housing Act. "Saunders, A Higher Form of Realty" is registered in the U.S. Patent and Trademark Office.