

103 Hayground Road

WATER MILL, NY



Distinctive Commercial Compound

3 SEPARATE BUILDINGS

APPROX. 2,500SF TWO-STORY BARN/SHOWROOM

APPROX. 1,600SF TWO-STORY STRUCTURE

APPROX. 475SF RETAIL BUILDING

Welcome to a rare and exceptional opportunity in the heart of the Hamptons. Situated on Montauk Highway, this one-of-a-kind mixed use compound offers unmatched visibility and is centrally nestled between Water Mill and Bridgehampton. The property is comprised of three separate buildings available for rent, each with unique charm and utility.

The compound boasts 2 ample, paved parking areas, including a lined parking lot with 9 dedicated spots, providing rare and valuable off-street parking for employee or clients. Whether you're looking to establish your flagship location or expand your presence in one of the East End's most affluent corridors, this property delivers both character and commercial potential.

[elliman.com/418516](https://www.elliman.com/418516)

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BUILDING 1

Approx. 2,500sf two-story barn/showroom with 1 full bathroom, currently available for rent, showcasing expansive open-plan space with a full bathroom, ideal for a gallery, studio or showroom (offered at \$135,000 for the year).





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BUILDING 2
Approx. 1,600sf two-story structure with 1.5 bathrooms featuring ground-floor retail and second-floor office space—ideal for a boutique business or professional services (offered at \$95,000 for the year).





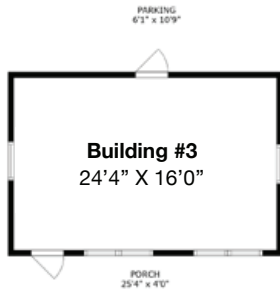
103 HAYGROUND ROAD, WATER MILL



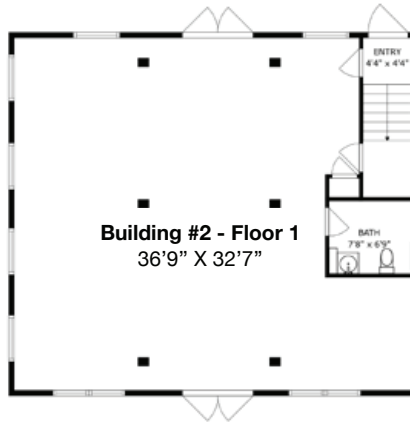
BUILDING 3
Stand-alone, approx. 475sf retail building with a half bathroom, adding to the compound's flexibility for multiple tenants or complementary businesses (offered at \$35,000 for the year).



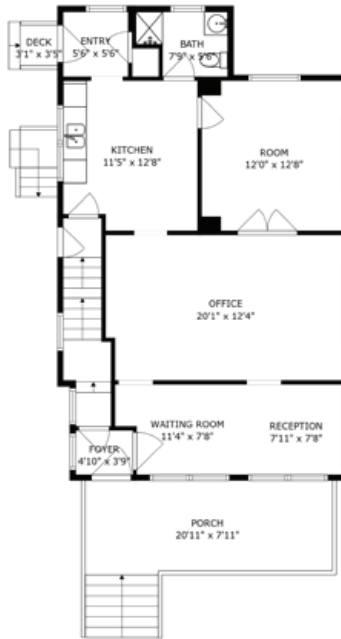
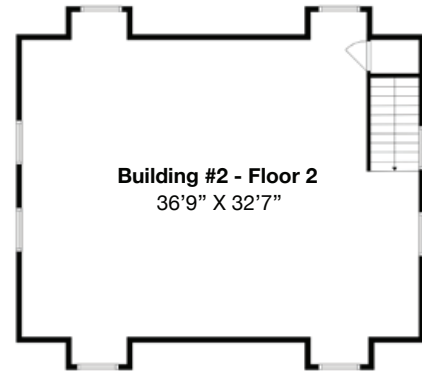




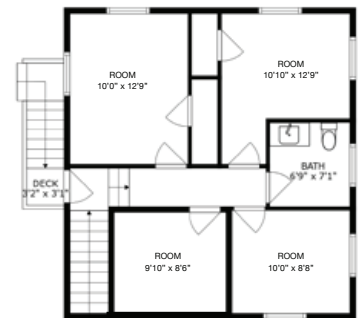
Building #3 +/- 475sf



Building #2 +/- 1,600sf



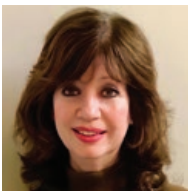
Building #1 - Floor 1



Building #1 - Floor 2

Building #1 +/- 2,500sf

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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SCAN TO VIEW
THE PROPERTY

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