

23 BRIDGE ST, SAG HARBOR

Sag Harbor Village

Retail/Residential Compound - Potential Quick Service Restaurant



COMPASS
COMMERCIAL



Key Details

Multiple structures on a 0.29-acre lot in the Sag Harbor Village Office District.

23 Bridge Street SCTM# 0903-002.000-0002-014.001 .29/acre

Located in between the main Village parking lots, 23 Bridge St is a prime corner lot just off Main Street. The site has a total of 3,000 built square feet split among a Main Structure & two Cottages (one residential cottage and one retail/office cottage).

The Main Structure can easily be converted to a quick-service restaurant with 16 indoor seats and access to the outdoor patio. The second floor can be used as an apartment / office. Current use is dry retail and office.

The 0.29-acre site also benefits from a private parking lot, a courtyard that connects all of the structures, and is adjacent to a proposed condo development that will bring 28 - \$2MM condominiums and 16 affordable condos - increasing property values.

Current Uses:

- 2,000sf Main House: Fitness Studio
- 600sf Street Front Cottage: Residential
- 400sf Rear Cottage: Retail/Office

Some Permitted Uses:

- Professional Office, Personal Service
- Single Family Home, Apartment Building (SE), or Bed-and-Breakfast (SE)
- Workshop, Grocery (SE), Retail Store (SE), Tavern (SE), Fast Food (SE)
- Fitness / Gym, Day Care, Outdoor Dining (SE)

Opportunity to purchase 23 Bridge Street with adjacent property as an assemblage:

-12 Rose Street Mixed Use Building Totaling 2,670sf .11/acre

Asking Price:
\$4,250,000

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



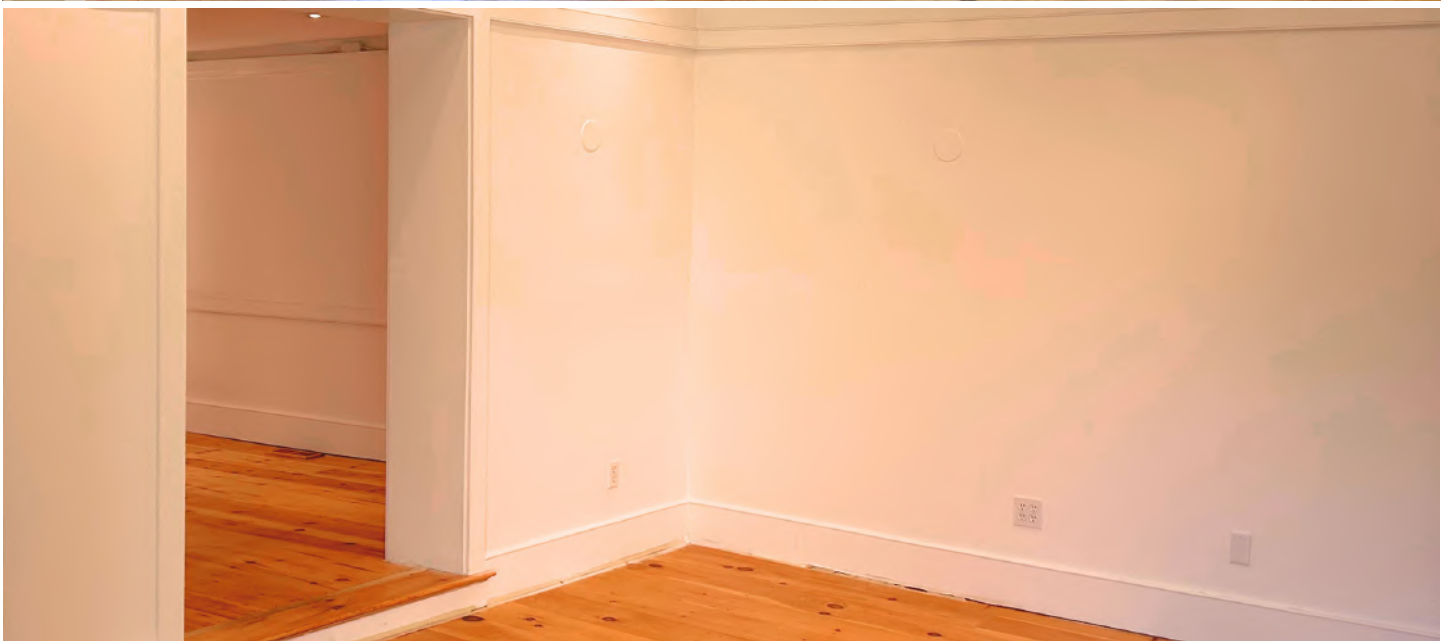


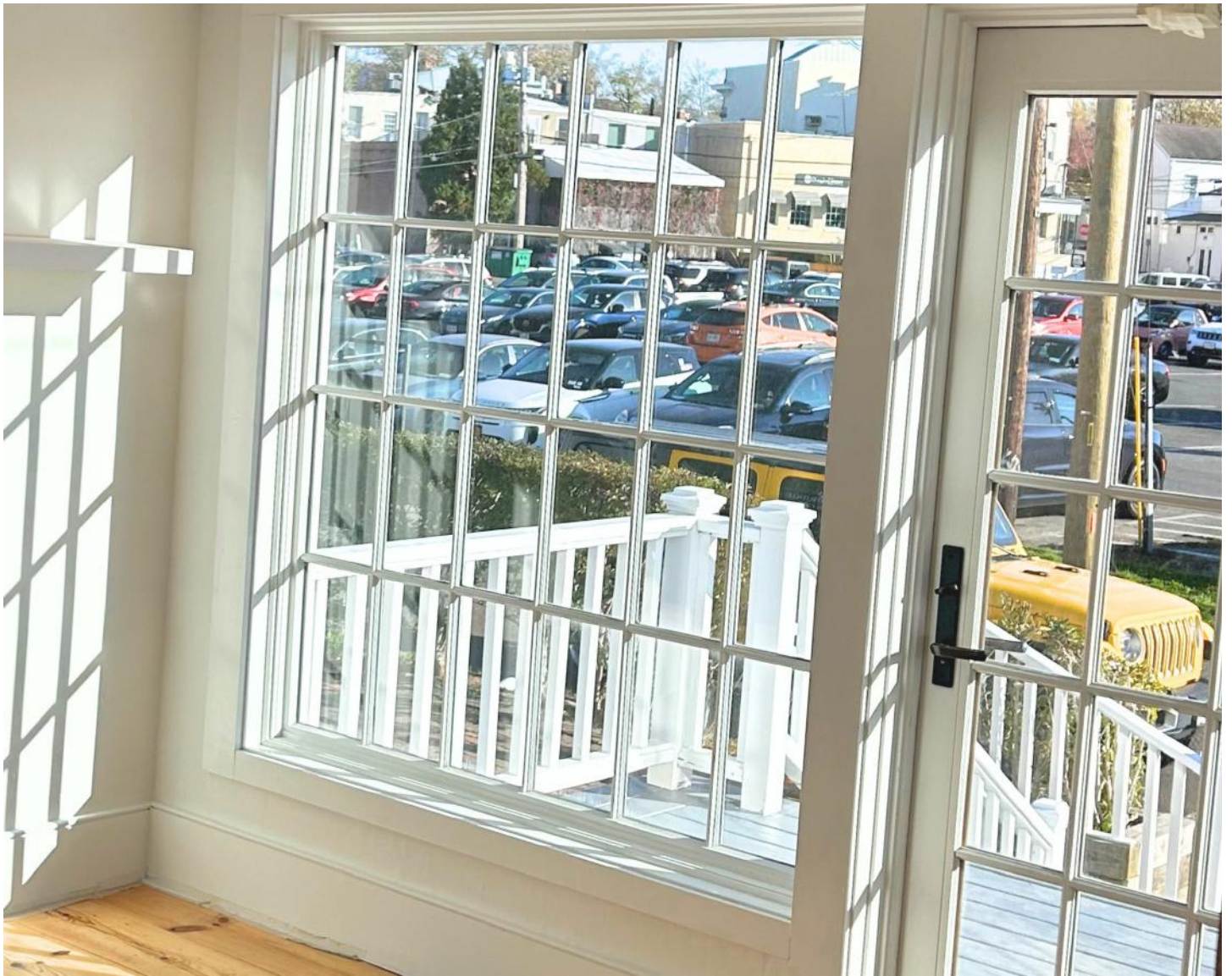




















23 Bridge St

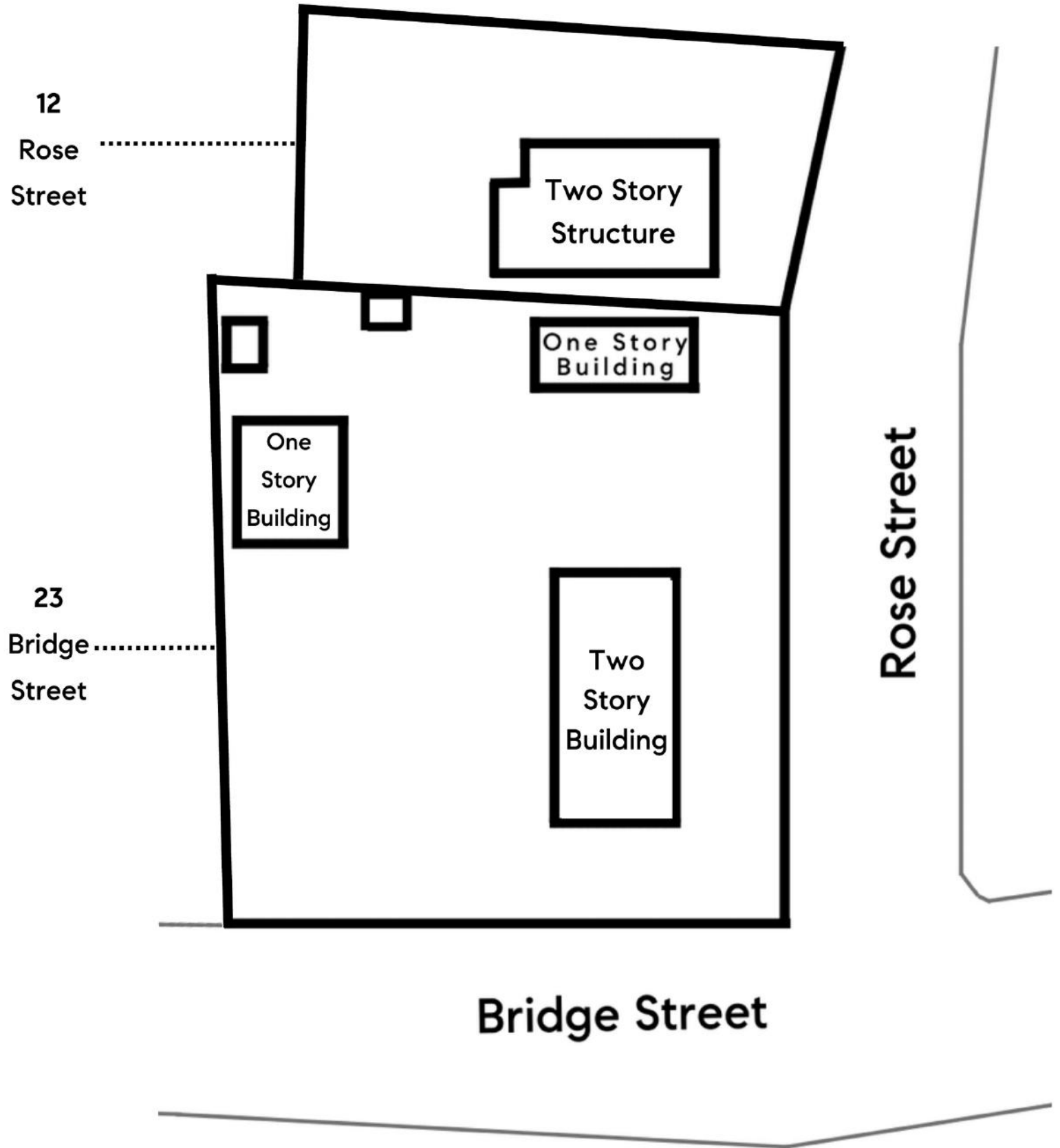
12 Rose St

Opportunity to purchase adjacent buildings as an assemblage:

12 Rose Street	Mixed Use Building	2,670sf	.11/acre
23 Bridge Street	Multiple Structures	3,000sf	.29/acre
		<hr/>	<hr/>
		5,670sf	.40/acre

Site Plan

Assemblage - 12 Rose St, Sag Harbor



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

Apprx Acreage:
0.40



BAY STREET

- 1 Bay Street Theater & Center for the Arts
- 2 Sag Harbor Gym
- 3 Salon Xavier
- 4 Carissa's the Bakery
- 5 Sag Harbor Nail
- 6 Happy Feet
- 7 Dime Community Bank
- 8 Dopa 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 Shop
- 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 Cavaniola'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. Modern General
- 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 Schiavani's Market Inc.
- 84 Sag Harbor Liquor Store
- 85 Faherty
- 86 eLTacobar
- 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%)

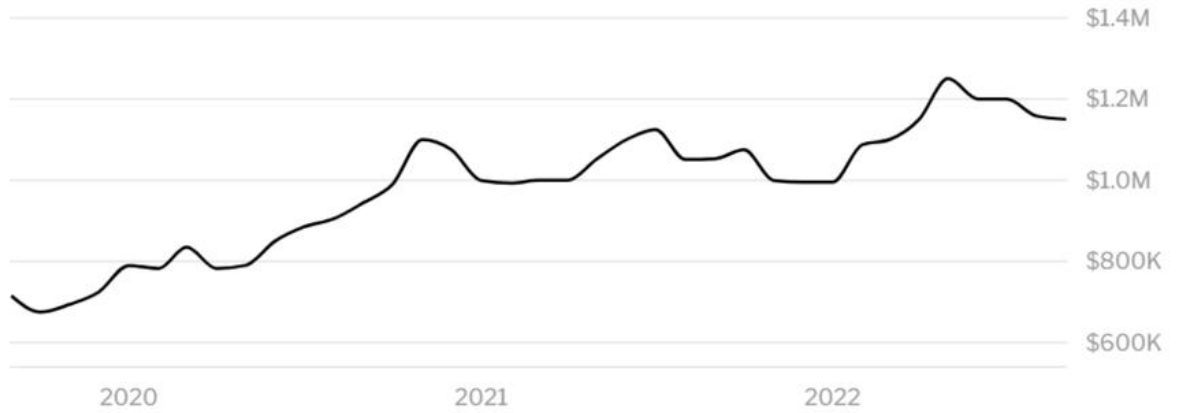
Black or African American (Non-Hispanic) (2.5%)

Asian (Non-Hispanic) (2.14%)

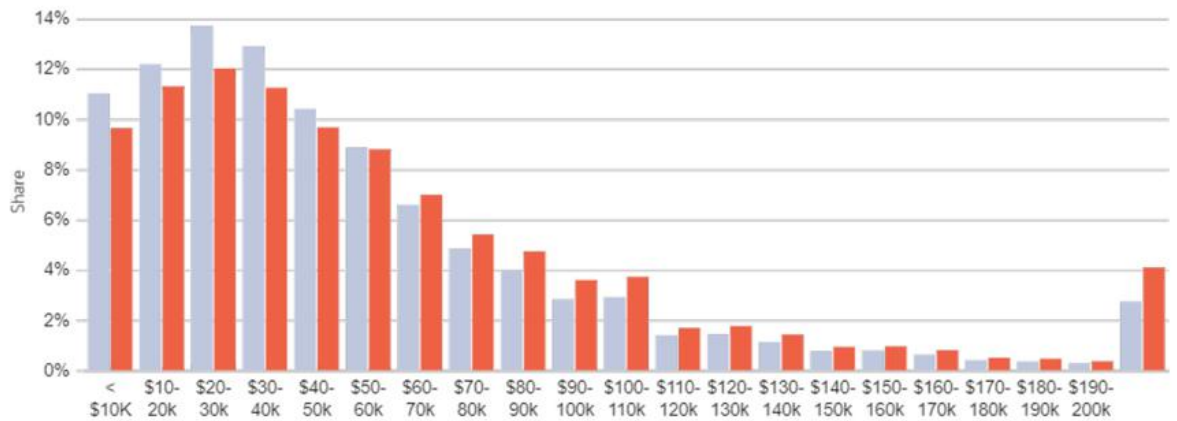
Two+ (Non-Hispanic) (1.12%)

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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