

28 CAMERON ST, SOUTHAMPTON

Freestanding Commercial Building

Rare VB-Zoned Property with Private Parking in the Southampton Village Core



COMPASS
COMMERCIAL



Exceptional Accessibility in Prime Village Location – Located in the heart of Southampton Village’s Business District, this **0.25-acre** property offers a rare freestanding commercial building with on-site parking - an increasingly scarce feature within the Village core. The property’s clean stucco façade and central positioning make it a strong presence along one of the area’s most established corridors.

Versatile Two-Level Layout with Private Parking – The **2,640sf** structure is currently configured for single-tenant use but can be easily adapted for multi-tenant occupancy. The ground floor offers open-plan retail or office space with high ceilings, while the upper level provides additional workspace or storage. The layout includes **one full bathroom and one half bathroom**, adding significant operational flexibility for both staff and client needs. Furthermore, an **on-site generator** ensures stable, uninterrupted operations, which is a critical asset for medical, professional, or retail users. The site also includes **15 parking spaces** plus a **two-car garage**, providing unmatched convenience in a high-traffic area.

Flexible VB Zoning with Broad Use Potential – Village Business zoning allows for an extensive range of commercial uses, including bank, professional or medical office, personal service, and retail. Special Exception uses further expand the property’s potential, including restaurant or second-floor apartments. The property’s adaptability makes it ideal for investors or those seeking a long-term headquarters.

Surrounding Neighbors:

Fellingham’s Restaurant, Chase Bank, 75 Main, Citarella, Herrick Hardware, Bluemercury, Sant Ambroeus, London Jewelers

Asking Price:

\$2,450,000

Inquire with the Hamptons Commercial RE Team for additional information.

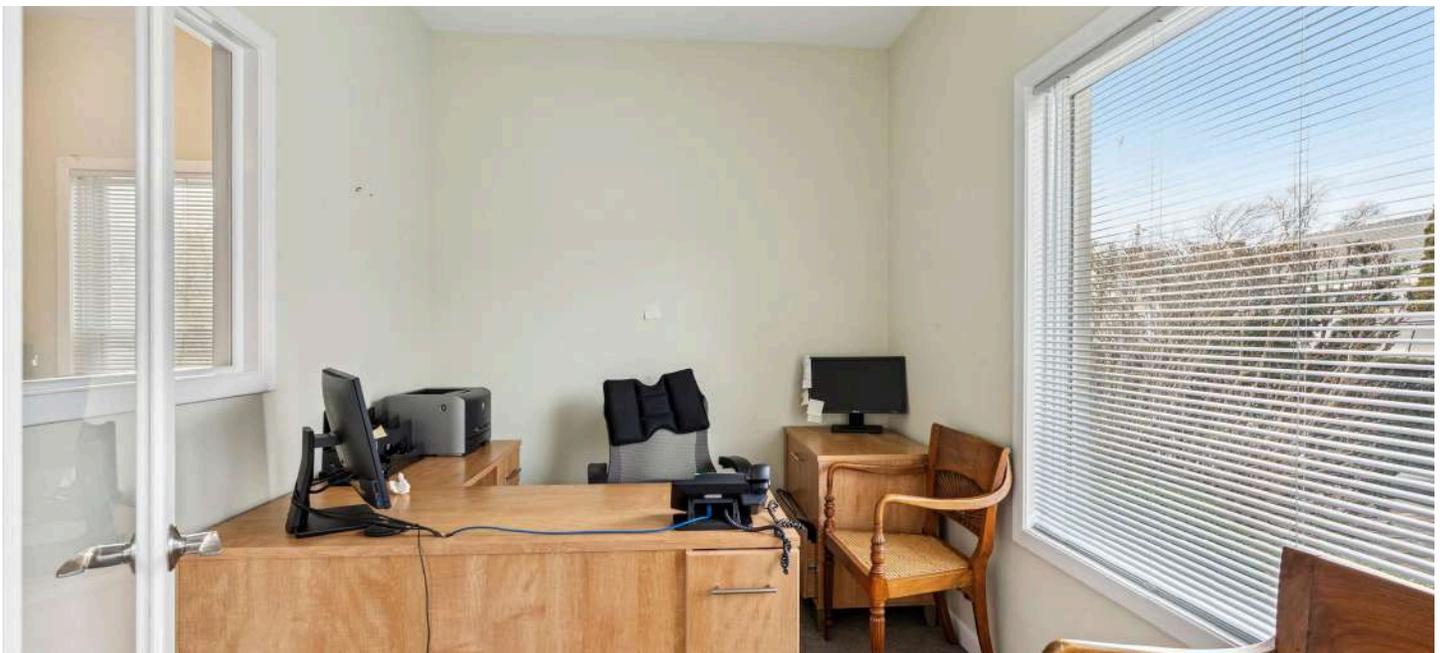
Tax ID #: 006.000-0005-008.000

2024 Town Tax Bill: \$3,503.52

2025 Village Tax Bill: \$3,006.67









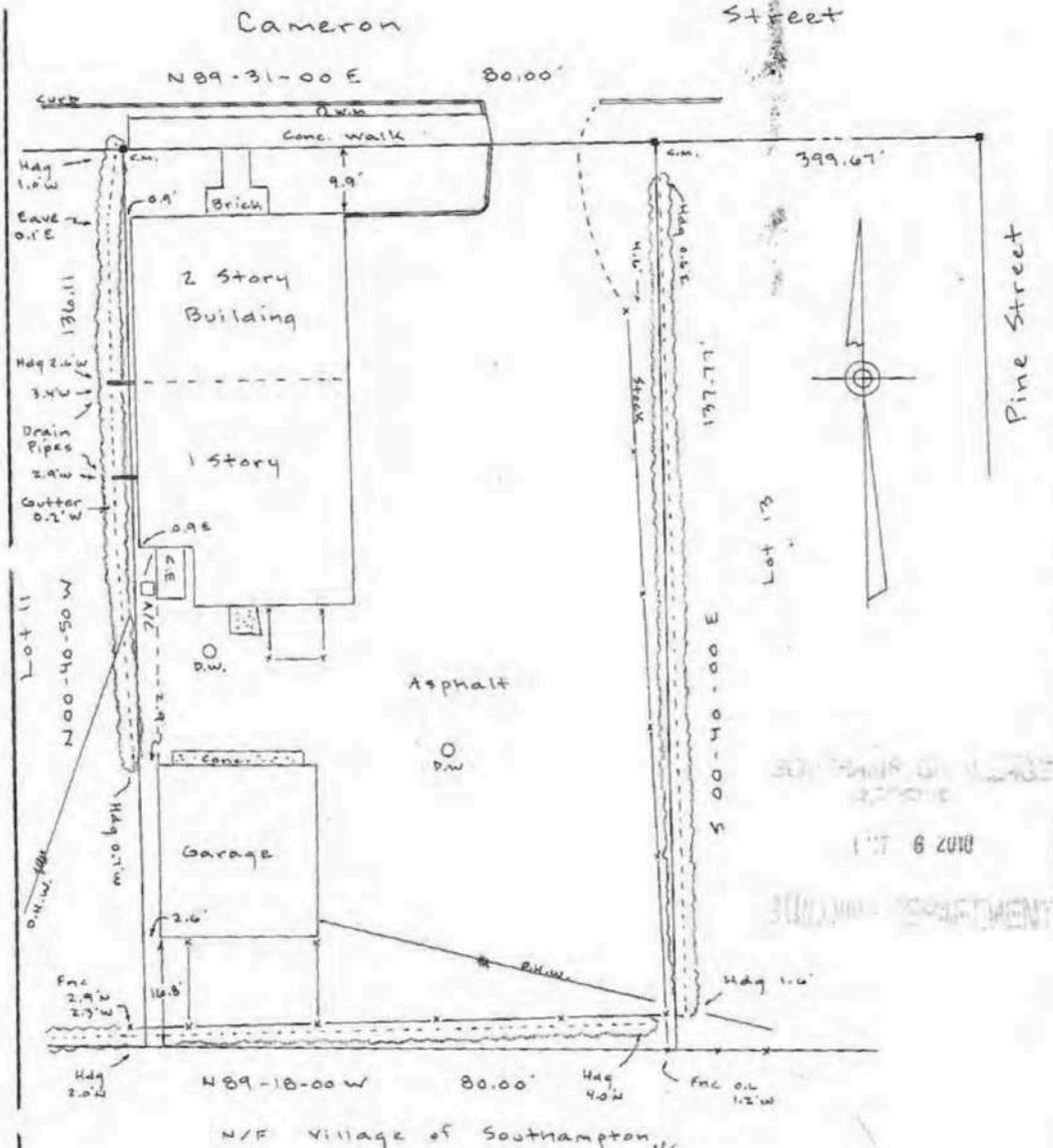






Tax Map No. 904-06-05-08
 Area = 10,953 s.f.
 Zone V.B.

Refer to Documents Recorded in
 Suffolk County Clerk's Office
 Filed Map 726 (Apr. 12, 1917)



SURVEY OF PROPERTY
 SITUATE

Lot 12
"Alex Cameron Map"
Village of Southampton

TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

CERTIFIED TO:
James J. Harmon
Chicago Title Ins. Co.

JACOB M. BUCHHEIT
 LICENSE NO. 47400

WILLIAM G. LOWE
 LICENSE NO. 89476

UNAUTHORIZED ALTERATION OR ADDITION TO
 THIS SURVEY IS A VIOLATION OF SECTION
 3008 OF THE NEW YORK STATE EDUCATION
 LAW.

COPIES OF THIS SURVEY MAP NOT BEARING
 THE SAID SURVEYOR'S INKED SEAL OR
 EMBOSSED SEAL SHALL NOT BE CONSIDERED
 AS A VALID TRUE COPY.

GUARANTEES INDICATED HEREON SHALL RUN
 ONLY TO THE PERSON FOR WHOM THE SURVEY
 IS PREPARED AND OR BE BENEFIT TO THE
 TITLE COMPANY, GOVERNMENTAL AGENCY AND
 LENDING INSTITUTION LITIGANT HEREON AND
 TO THE ADVANTAGE OF THE LENDING INSTITU-
 TION. GUARANTEES ARE NOT TRANSFERABLE
 TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT
 OWNERS.

S.W. EASEMENTS AND UNDERGROUND UTIL-
 ITIES WHETHER ABANDONED OR IN USE UNLESS
 OTHERWISE NOTED ARE NOT SHOWN ON THE
 SURVEY.

DOLLIVER LAND SURVEYING, PC
 LAND SURVEYORS AND PLANNERS
 HAMPTON BAYS, NEW YORK.

PREPARED 9-30-10 SURVEYED Sept. 28, 2010
 SCALE 1" = 20' ■ DENOTES MONUMENTS ▲ DENOTES STAKES

BK 234 PG 12



**HAMPTONS COMMERCIAL
 REAL ESTATE TEAM**

**Apprx Acreage:
 0.25**

Village of Southampton, N.Y

No 11872

10

CERTIFICATE OF OCCUPANCY

SCTM #904 6-5-8

Date 10/12/2010

THIS CERTIFIES that the building(S) located at:

28 CAMERON STREET

and upon the plot described upon the VILLAGE TAX ROLLS as follows;

LOT - 12
ALEX CAMERON MAP
FILED: APRIL 12, 1917 AS MAP No. 726

conform(s) to all applicable provisions of the ZONING ORDINANCES of the Village of Southampton as amended to date. Same conform(s) substantially to the approved plans and specifications heretofore filed with this office and with the Application for the Building Permit, pursuant to which Building Permit

No. _____

Date PreEXISTING _____ was issued.

THE OCCUPANCY FOR WHICH THIS CERTIFICATE IS ISSUED IS FOR ONE AND TWO STORY COMMERCIAL STRUCTURE USED AS RETAIL / OFFICE SPACE; ACCESSORY GARAGE

THIS CERTIFICATE is issued to

JAMES J. HARMON

AS OWNER OF THE AFORESAID BUILDING(S).

Handwritten signature of Christopher Tarsi, Building Inspector, with a red 'COPY' stamp.

[The Certificate of Occupancy must be accompanied with a certified layout of premises and completed building structures, and will be issued only after the Building Inspector is convinced of the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premise, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before that issuance of the Certificate or Occupancy.]



Southampton Village



MAIN ST

- 1 Stop & Shop
- 2 CVS Pharmacy
- 3 Golden Pear Cafe
- 4 Omare
- 5 Boujaron Rugs
- 6 Steve Madden
- 7 Ranna Gill
- 8 Juice Press
- 9 Tenet
- 10 Mint Clothing Boutique
- 11 Brandy Melville
- 12 Edward Archer
- 13 Hampton Arrow Cleaners
- 14 Veronica Beard
- 15 Aerin
- 16 Main Street Optics
- 17 Flying Point Surf & Sport
- 18 75 Main
- 19 Southampton Chamber
- 20 Henry Lehr
- 21 Xanadu
- 22 Main Street Market
- 23 Tennis East
- 24 Verizon
- 25 Katherine Tess
- 26 Ralph's Barber Shop
- 27 The Fudge Company
- 28 Moscot
- 29 Corwin's Jewelers
- 30 SpaUnique
- 31 Ever After
- 32 The Westside
- 33 Hildreth's
- 34 Piccola Bella
- 35 London Jewelers
- 36 Bluemercury
- 37 Luxury Fashion Group

- 38 Breezin Up
- 39 Urban Soul
- 40 Herrick Hardware
- 41 Therapy Life & Style
- 42 Le Charlot
- 43 Club Monaco
- 44 Jorge L. Gómez Studio
- 45 Sharis Place
- 46 Sant Ambroeus
- 47 Handvaerk
- 48 Michael Kors
- 49 Brown Harris Stevens
- 50 Tamara Comolli
- 51 Zimmermann
- 52 Village Hall
- 53 Gorjana
- 54 Dopo Argento
- 55 Brachu Walker
- 56 LoveShackFancy
- 57 Cheese Shoppe
- 58 Contessa Gallery
- 59 Collette's Basement
- 60 Jenni Kayne
- 61 Peter Millar
- 62 Tate's Bake Shop

JOBS LN

- 63 Southampton Publick House
- 64 Bamboo
- 65 Coldwell Banker
- 66 Little Lucy's Accessories
- 67 Aloof Icon
- 68 Brazil Breeze
- 69 Hamptons Hot Yoga
- 70 J. McLaughlin
- 71 Everything But Water
- 72 Michelle Farmer Collaborate

- 73 Southampton Arts Center
- 74 Glenn Bradford Fine Jewelry
- 75 Charleston Shoe Co.
- 76 Eres
- 77 Carleen Ligozio
- 78 Asprey
- 79 Shoe-Inn
- 80 Carvel
- 81 Ruby & Jenna
- 82 Jennifer Miller Jewelry
- 83 Arthur T. Kalaher Fine Art
- 84 Ann Madonna Antiques
- 85 La Vie Style House
- 86 Ric Michel Fine Art
- 87 Polo Ralph Lauren
- 88 Marina 2 Barth
- 89 Jade Trau
- 90 Kevin Maple Salon
- 91 SFerra
- 92 Oscar Molina Gallery
- 93 Dazzelle
- 94 TaRoo
- 95 Round Hill Design
- 96 Topiaire Flower Shop
- 97 Hidden Gem
- 98 Cashmere Emporium
- 99 Fivestory
- 100 Jetsam Studio
- 101 Roller Rabbit
- 102 Herbert & Rist Wine
- 103 Coco Cabana
- 104 Twin Hearts Vintage
- 105 Sea Green Designs
- 106 Stevenson's Toys
- 107 Bean 2 Tween
- 108 Douglas Elliman
- 109 Sean's Place
- 110 J & G Happy Feet

HAMPTON RD

- 111 Citarella
- 112 Starbucks
- 113 Alex Vinash
- 114 27 Hamptons Salon
- 115 The Perfect Purse
- 116 White's Apothecary
- 117 James Christian Cosmetics
- 118 Town & Country Real Estate
- 119 BuddhaBerry
- 120 Farm & Forage Market
- 121 Sip N Soda
- 122 AT&T
- 123 Uno Mas
- 124 Kelly's Cafe & Deli
- 125 Morphew World
- 126 Mattress Firm
- 127 Wells Fargo Advisors
- 128 Merrill Lynch
- 129 Runrunner Home

HILL ST

- 130 SLT
- 131 Little Bird Healing Spa
- 132 Gym Tech
- 133 Sorella Hair Design and Spa
- 134 Charles Schwab
- 135 The UPS Store
- 136 Gubbins Running Ahead
- 137 Hill Street Boxing
- 138 Optimum
- 139 Revolve Hair
- 140 Sunrise To Sunset Surf-Sport
- 141 Luxe Specialty Market
- 142 Bestie Nail Spa
- 143 Cosmic Nails & Spa

WINDMILL LN

- 154 El Verano
- 155 New York Pilates
- 156 Pachute
- 157 Le Closet
- 158 The Beauty Bar
- 159 Biba Southampton
- 160 Le Shop x Riviera Maison
- 161 Par East Mortgage Co.
- 162 Job's Lane Jewelers
- 163 Hamptons Tan & Airbrush
- 164 Windmill Lane Bakery
- 165 Hampton Photo Arts
- 166 Johnson Fitness & Wellness
- 167 Rotations Bicycle Center
- 168 Shippy's
- 169 Nica B. Strunk, Attorney
- 170 La Corezza Salon
- 171 Capital One Bank
- 172 V&J Auto Body
- 173 Brownings Fitness

JAGGER LN

- 174 Four Oaks
- 175 Lamplighter Wines & Liquors
- 176 Pure Nail and Spa
- 177 Clean by Meurice
- 178 DeJesus Grocery
- 179 La Hacienda
- 180 Southampton Dry Cleaners

NUGENT ST

- 181 Rite Aid
- 182 Tutto il Giorno
- 183 Sotheby's Real Estate
- 184 Arais Designs
- 185 Inter-Science Research
- 186 Chic Beauty

HAMPTON RD

- 187 Aboff's Points
- 188 The Morley Agency
- 189 Lolly Nail Salon
- 190 La Parmagiana
- 191 Ovando

POND LN

- 192 Homenature
- 193 Southampton Cultural Center



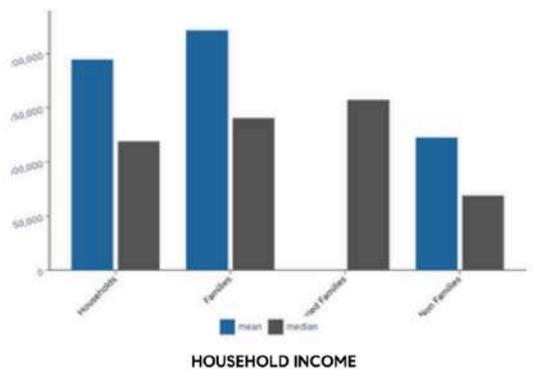
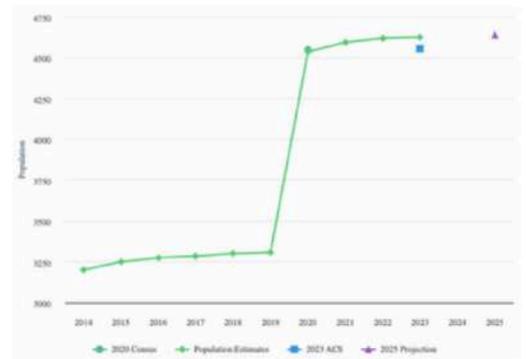
SOUTHAMPTON

Southampton is the largest hamlet within the Town of Southampton, located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

As of 2023, Southampton has a population of 4,627, with an average household income of \$194,861. Southampton is currently growing at a rate of 0.2% annually, and its population is projected to increase to 4,641 in 2025.

Visitors can explore the charming boutique stores of Main Street, ranging from luxury fashion retailers to quaint home decor shops. History enthusiasts can step back in time at landmarks such as the Southampton Historical Museum or the Halsey House, a beautifully preserved colonial homestead. For those who prefer outdoor activities, Coopers Beach offers stunning ocean views, while local parks such as Agawam Park provide scenic spaces for picnics, walks, and family-friendly events.

The area is home to a variety of iconic restaurants and cafés, serving everything from fresh seafood to artisanal coffee. Southampton’s culinary scene is a perfect complement to its sophisticated appeal, with a broad range of options for all connoisseurs.



PARKS

ACCOMODATION

ATTRACTIONS

SHOPPING

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> • Agawam Park • Lola Prentice Memorial Park • Downs Family Park • Coopers Beach • Richard L. Fowler Nature Walk | <ul style="list-style-type: none"> • Southampton Inn • The 1708 House • Harpoon House • Villa Southampton Village • Southampton Village Motel | <ul style="list-style-type: none"> • Southampton Arts Center • Parrish Art Museum • Southampton History Museum • Southampton Cultural Center • Tate’s Bake Shop | <ul style="list-style-type: none"> • Flying Point Surf & Sport • Hildreth’s • TENET • London Jewelers • Ralph Lauren |
|---|--|--|---|

COMPASS COMMERCIAL



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