

12 ROSE ST, SAG HARBOR

# Live-Work Investment Property

## Office/Retail + Apartment in Sag Harbor Village



COMPASS  
COMMERCIAL



## Key Details

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### Prime Mixed-Use Building on a 0.11-Acre Lot - Sag Harbor Village Office District

Located in between the main Village parking lots, 12 Rose St offers a 2,670sf building with a first floor personal service unit and a second floor apartment. Ideal set up for a traditional investment property or utilized as a live-work work opportunity. Current owner is prepared to paint and landscape the exterior at request.

This lot is in a prime location just off Main Street with exposure to a major public parking lot; one of the most easily accessed properties in the Village Core.

#### Current Uses:

- First Floor: Massage Therapy (Personal Service)
- Second Floor: Two Bedroom, 1 Bathroom Apartment

#### 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)

#### Dimensional Regulations:

- Building Lot Coverage: 70% (Max)
- Maximum Building Height: 2 Stories / 35 feet
- Minimum Area Per Business: 600sf

*Opportunity to purchase 12 Rose Street with adjacent property as an assemblage:*

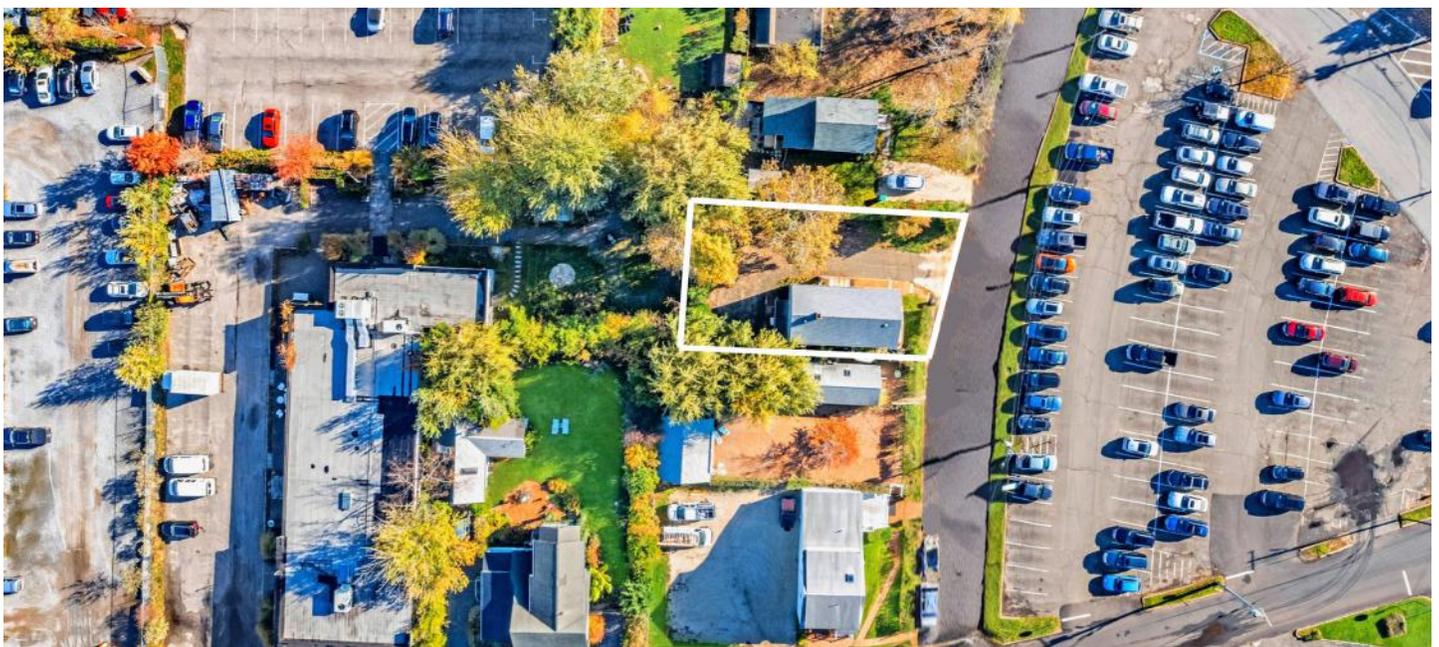
-23 Bridge Street      Multiple Structures Totaling 3,000sf      .29/acre

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

SCTM#: 0903-002.000-0002-015.001

Town Tax Bill 2023      -      \$3,494.70

Village Tax Bill 2023      -      \$880.64









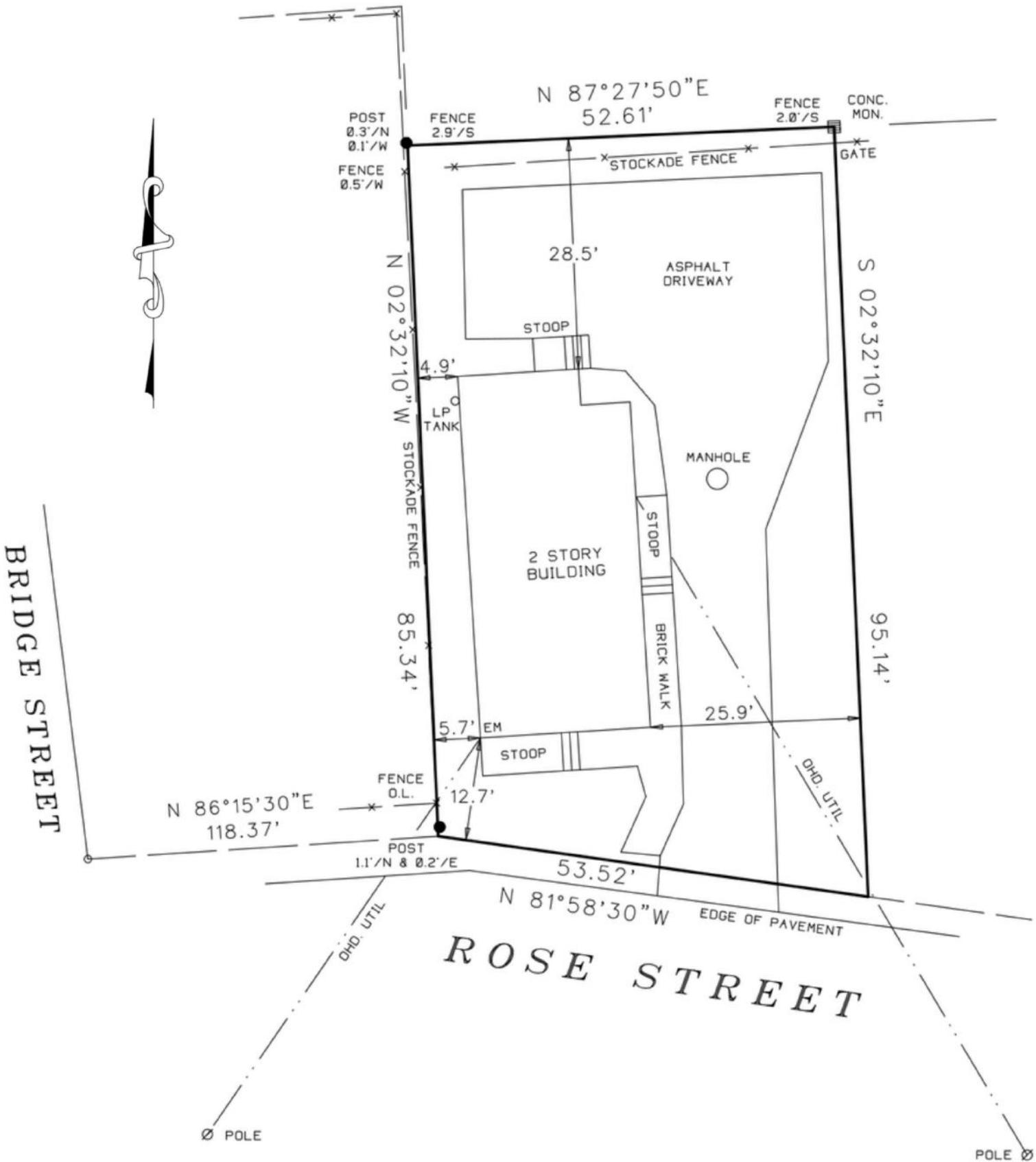












Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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**Apprx Acreage:  
0.11**

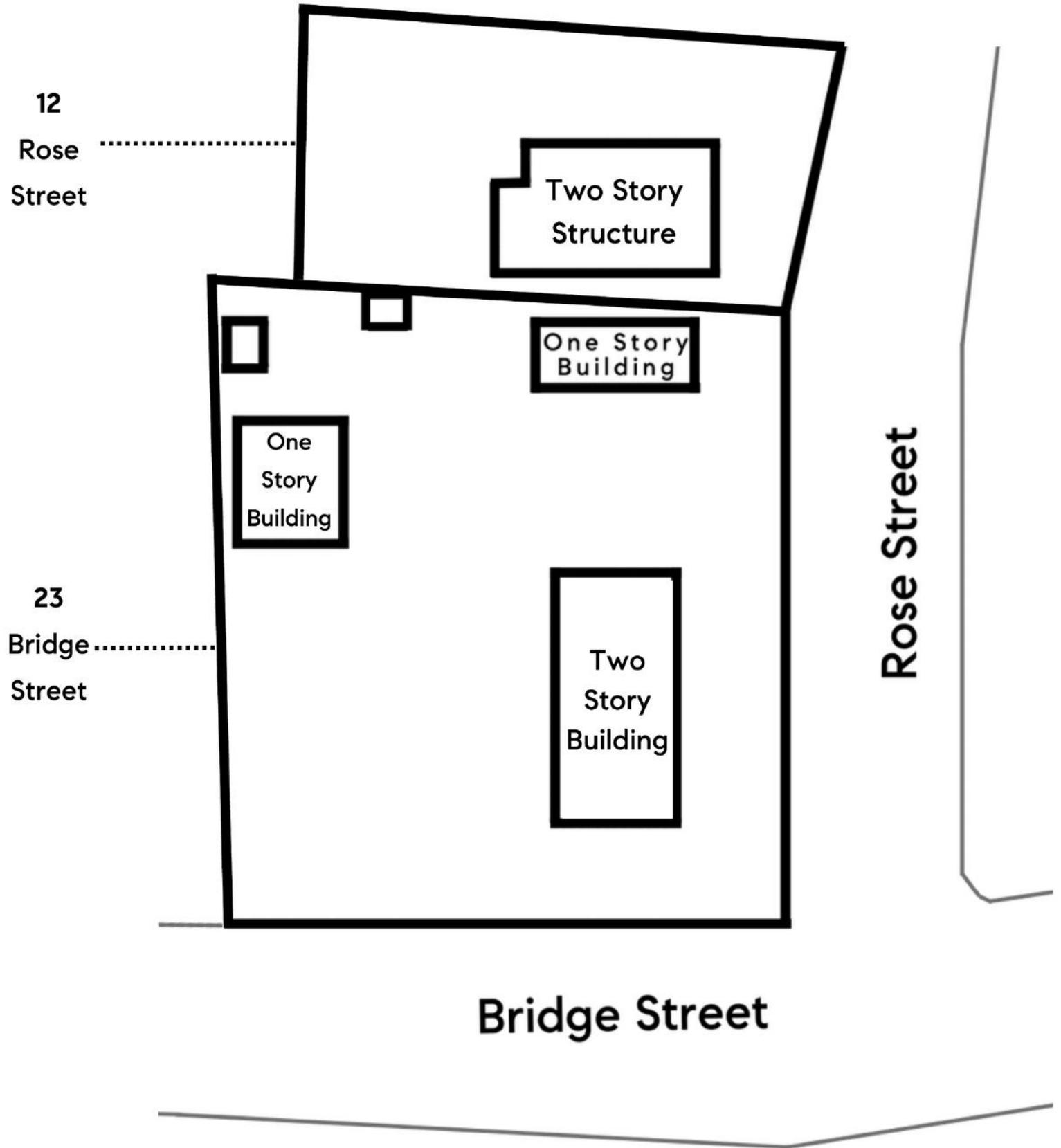


***Opportunity to purchase adjacent buildings as an assemblage:***

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

# Site Plan

Assemblage - 12 Rose St, Sag Harbor



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**Apprx Acreage:**  
0.40

# 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 BRÖdenim
- 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



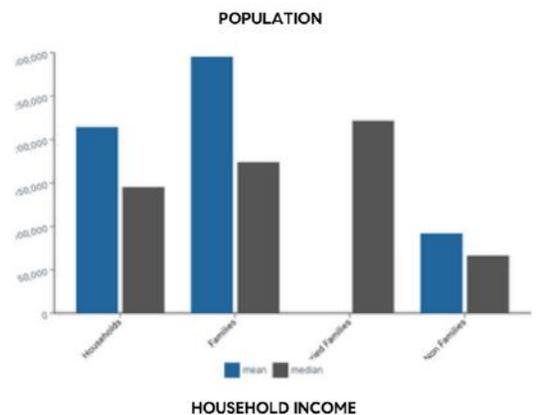
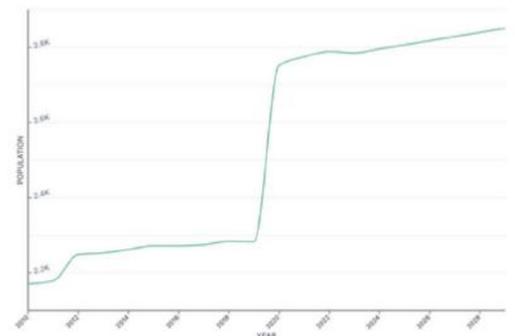
# SAG HARBOR

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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