

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 commercial 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 lower level provides additional workspace or storage. The site includes **15 parking spaces** plus a **two-car garage**, providing unmatched convenience for staff and clients alike.

**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, professional users, 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









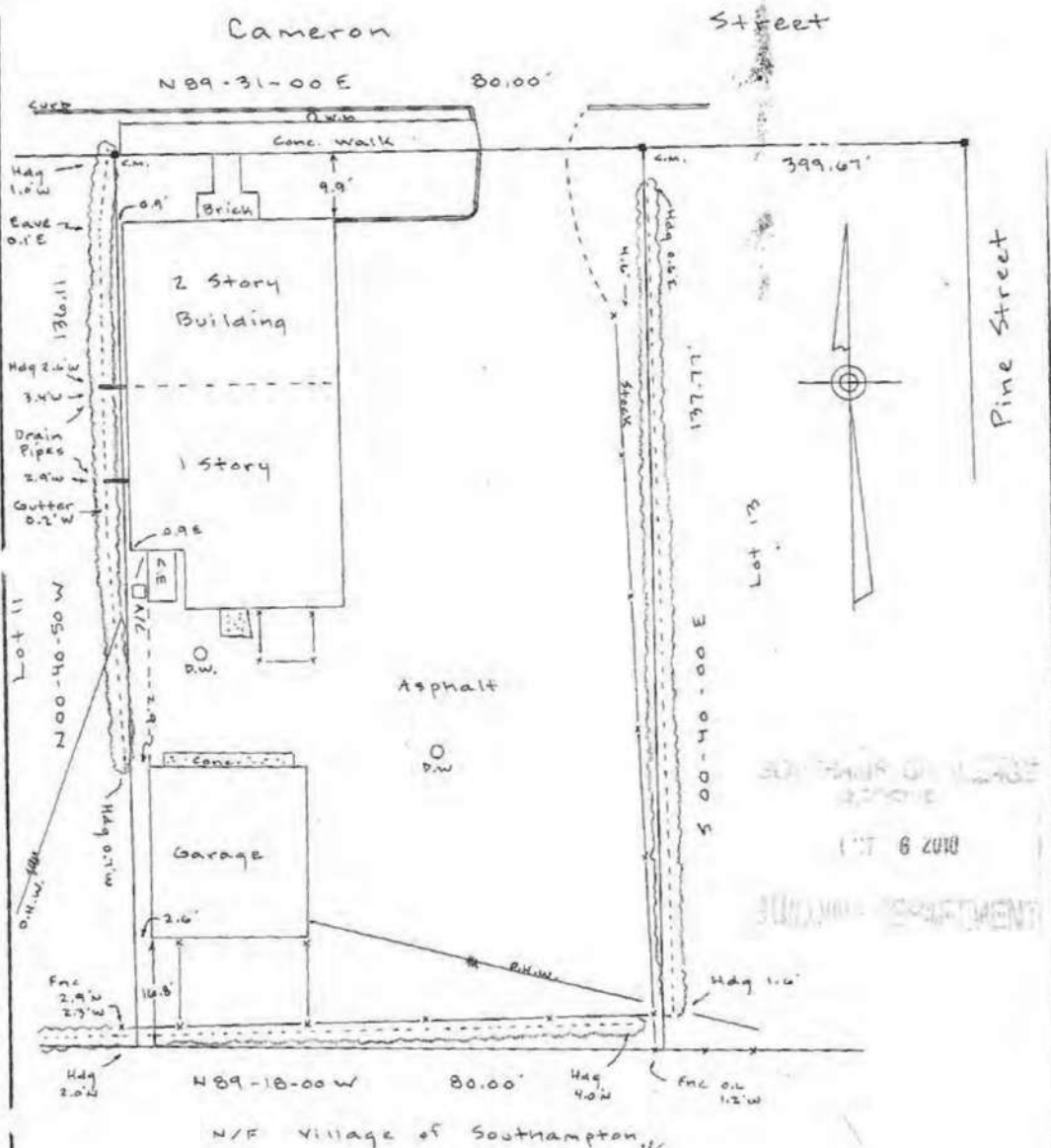






Tax Map No. 904-06-05-08  
Area = 10,953 s.f.  
Zone V.B.

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

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

C.O.#  
11872  
Issued 10/12/10  
TO:  
James J. Harmon

UNAUTHORIZED ALTERATION OR ADDITION TO  
THIS SURVEY IS A VIOLATION OF SECTION  
1306 OF THE NEW YORK STATE EDUCATION  
LAW.  
COPIES OF THIS SURVEY MAY NOT BEAR  
THE LAND SURVEYOR'S INKED SEAL OR  
EMBOSSED SEAL, SHALL NOT BE CONSIDERED  
TO BE A VALID TRUE COPY.  
GUARANTEES INDICATED HEREON SHALL RUN  
ONLY TO THE PERSON FOR WHOM THE SURVEY  
IS PREPARED AND OR BE SEVERALLY TO THE  
TITLE COMPANY, GOVERNMENTAL AGENCY AND  
LENDING INSTITUTION LISTED HEREON AND  
TO THE ASSIGNEES OF THE LENDING INSTITU-  
TION. GUARANTEES ARE NOT TRANSFERABLE  
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT  
OWNERS.  
R.O.M. EASEMENTS AND UNDERGROUND UTIL-  
ITIES WHETHER ABANDONED OR IN USE UNLESS  
OTHERWISE NOTED ARE NOT SHOWN ON THIS  
SURVEY.

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

BK 234 PG 12



**HAMPTONS COMMERCIAL  
REAL ESTATE TEAM**

**Apprx Acreage:**  
**0.25**

# Southampton Village



## MAIN ST

- 1 Stop & Shop
- 2 CVS Pharmacy
- 3 Golden Pear Cafe
- 4 Omare
- 5 Boujarian 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 Comalli
- 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 St Barth
- 89 Jade Trau
- 90 Kevin Maple Salon
- 91 SFerra
- 92 Oscar Molina Gallery
- 93 Dazzelle
- 94 TaRoo
- 95 Hound 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 Baking
- 138 Optimum
- 139 Revolve Hair
- 140 Sunrise To Sunset Surf-Sport
- 141 Luxe Specialty Market
- 142 Bestie Nail Spa
- 143 Cosmic Nails & Spa

- 144 The Plaza Cafe
- 145 Southampton Inn
- 146 Claude's Restaurant
- 147 Lucia's Angels
- 148 Yippee Feet
- 149 LMS Design
- 150 CENTURY 21
- 151 Paul's
- 152 Barryville General Market
- 153 Corey Anderson Salon

## 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 Araiys 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



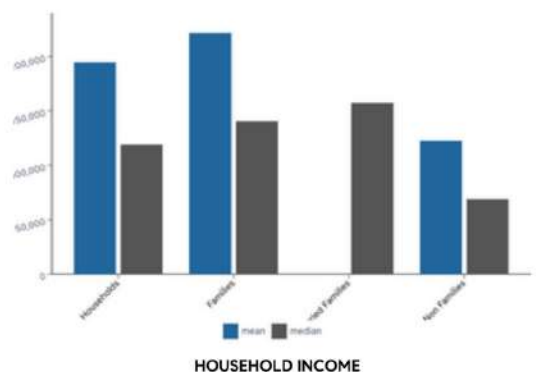
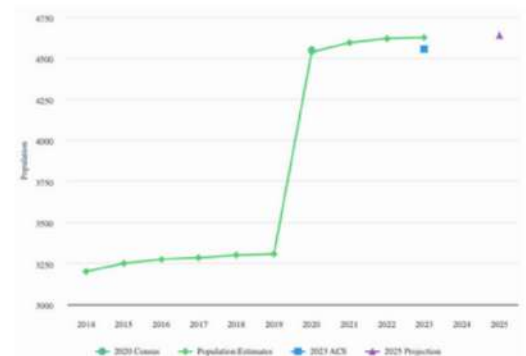
# SOUTHAMPTON

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

- Agawam Park
- Lola Prentice Memorial Park
- Downs Family Park
- Coopers Beach
- Richard L. Fowler Nature Walk

## ACCOMODATION

- Southampton Inn
- The 1708 House
- Harpoon House
- Villa Southampton Village
- Southampton Village Motel

## ATTRACTIONS

- Southampton Arts Center
- Parrish Art Museum
- Southampton History Museum
- Southampton Cultural Center
- Tate's Bake Shop

## SHOPPING

- Flying Point Surf & Sport
- Hildreth's
- TENET
- London Jewelers
- Ralph Lauren

# COMPASS COMMERCIAL



## **Hal Zwick**

Lic. R.E. Salesperson  
631.678.2460  
hal.zwick@compass.com

## **Jeffrey Sztorc**

Lic. R.E. Salesperson  
631.903.5022  
jeffrey.sztorc@compass.com

## **Sean Deery**

Lic. R.E. Salesperson  
631.480.5225  
sean.deery@compass.com



HAMPTONS COMMERCIAL RE  
ADVISORY TEAM