

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













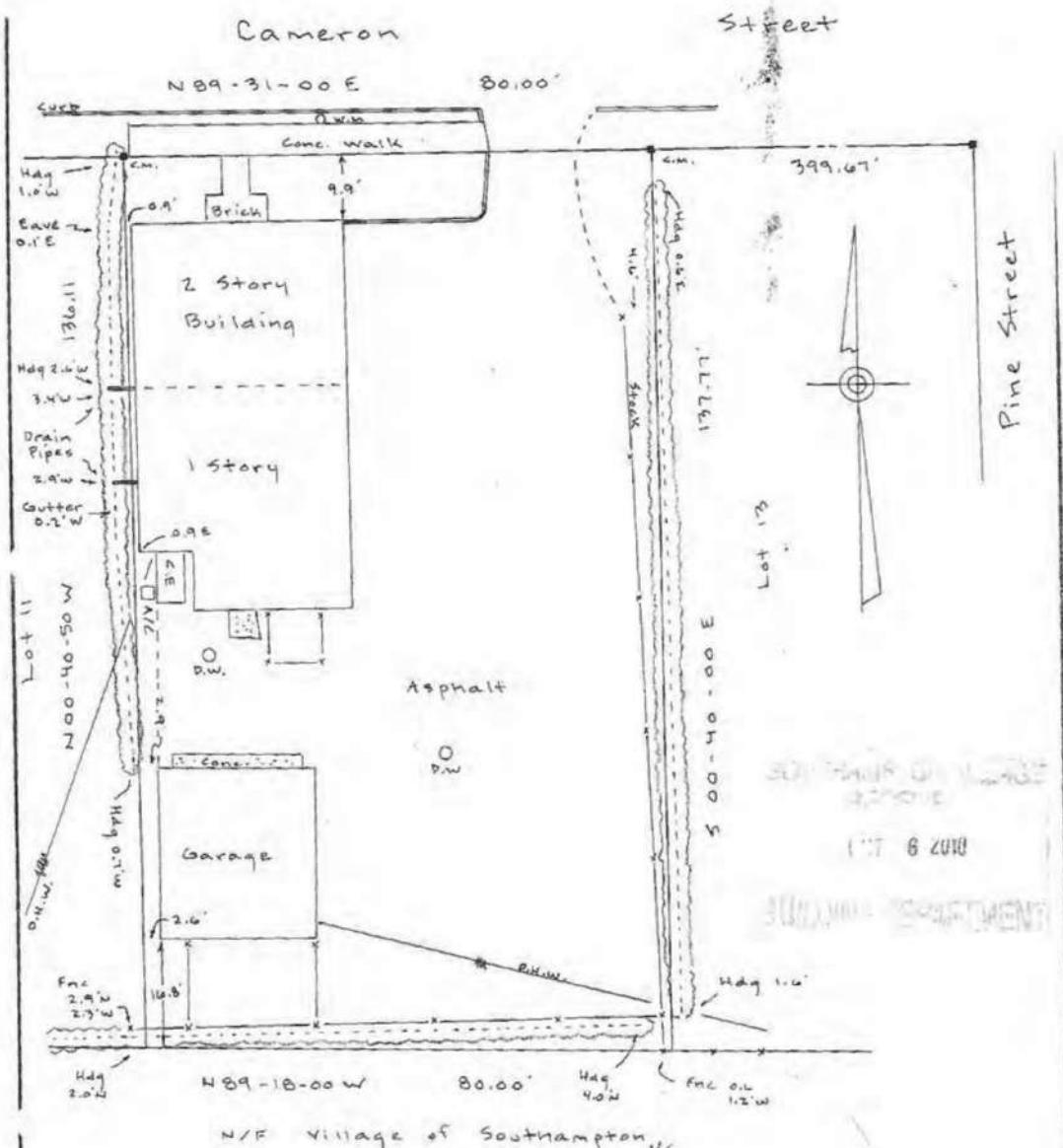


Survey

28 Cameron St, Southampton

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 Mar"

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

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS SURVEY IS A VIOLATION OF SECTION
7205 OF THE NEW YORK STATE EDUCATION
LAWS.

THIS 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 PREFERRED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND PERSONS NAMED IN THE SURVEY HEREBY AND

LENDING INSTITUTION DETERMINES AS TO THE ABSENCE OF THE LENDING INSTITUTION, GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
ROW, EASEMENTS, AND UNDERGROUND UTILITIES 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

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

► DENOTES STAKES

BR 234 PG 17

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HAMPTONS COMMERCIAL REAL ESTATE TEAM

Appx 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 SpadUnique
- 31 Ever After
- 32 The Westside
- 33 Hildreth's
- 34 Piccola Bella
- 35 London Jewelers
- 36 Bluercury
- 37 Luxury Fashion Group

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

HAMPTON RD

- 73 Southampton Arts Center
- 74 Glenn Bradford Fine Jewelry
- 75 Charleston Shoe Co.
- 76 Eres
- 77 Carleen Ligazio
- 78 Asprey
- 79 Shoe-Inn
- 80 Carvel
- 81 Ruby & Jenna
- 82 Jennifer Miller Jewelry
- 83 Arthur T. Kalcher Fine Art
- 84 Ann Madonia 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 Sierra
- 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 Jetsons 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

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

- 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
- 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 Carezza 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 Grocer
- 179 La Hacienda
- 180 Southampton Dry Cleaners

NUGENT ST

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

HAMPTON RD

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

POND LN

- 192 Homenature
- 193 Southampton Cultural Center



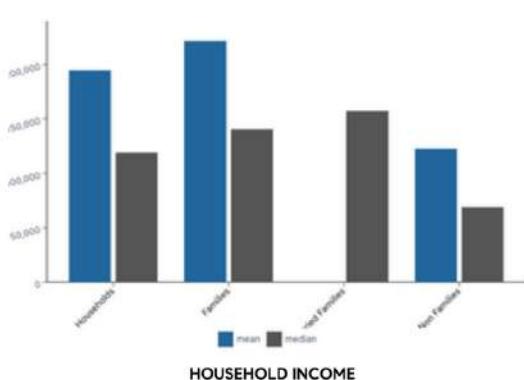
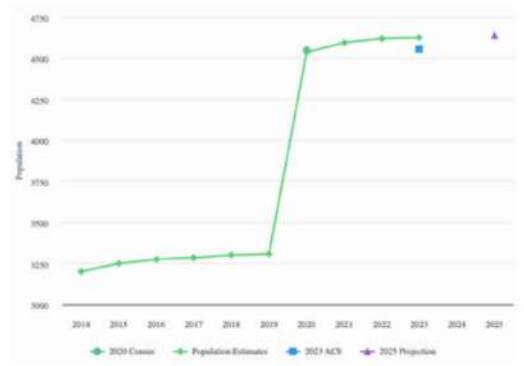
SOUTHAMPTON

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

ATTRACTIIONS

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
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COMPASS COMMERCIAL



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