

MULTI-FAMILY PROPERTY

35 Gardners Ln | Hampton Bays, New York 11946

FOR SALE OR LEASE



Commercial

Hampton Bays
Yacht Club



EXECUTIVE SUMMARY

35 Gardners Ln | Hampton Bays, New York 11946

# of Buildings:	Two (2)	Lot Size:	0.45 Acres
Total Size:	2,577 SF	Zoning:	RWB
Annual Taxes:	\$14,309.00	Sale Price:	\$1,850,000.00

For more information, contact Michael Murphy, Exclusive Listing Broker.

Property Overview

Presenting a rare investment opportunity in Hampton Bays: a waterfront property with direct Shinnecock Bay views on Penny Pond, 80 feet of frontage, a 40-foot dock, and sandy beach access. Situated on 0.49 acres, this compound offers multifamily zoning and multiple income-producing structures, making it an ideal candidate for investors seeking rental upside or redevelopment potential.

The property is anchored by a two-bedroom, two-bath main house with an open floor plan, cathedral ceilings, gourmet kitchen, dining area, and living room with fireplace. Architectural plans and approvals are in place to renovate and expand the existing structures, including a separate guest cottage and an 18-foot-by-36-foot gunite pool. Additional residences include a two-bedroom, one-bath cottage, a one-bedroom, one-bath studio above a two-car detached garage, and ample outdoor decking for entertaining and relaxation.

Key property features include sprinklers, extensive landscaped grounds, and low annual taxes of only \$14,309. Several units are separately metered, offering flexibility for year-round rental income. With multifamily zoning, bay views, and strong demand for waterfront rentals, this asset provides investors with multiple strategies: reposition as a boutique rental compound, operate as a seasonal retreat, or redevelop into a luxury waterfront estate.

Located just minutes from ocean beaches and at the gateway to the Hamptons, this property combines lifestyle appeal with investment-grade fundamentals. Both homes are also available for lease.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
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Kimberly Cammarata

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COMPLETE HIGHLIGHTS

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Property Highlights

- Waterfront Location with Bay Views: 80 feet of Shinnecock Bay frontage, sandy beach access, and a 40-foot dock.
- Multiple Structures For Income Potential: Main house (2BR/2BA with fireplace), guest cottage, studio over garage, and detached 2-car garage.
- Redevelopment Potential: Offered with architectural plans and approvals for custom beach house, guest cottage, and gunite pool.
- Strong Investment Fundamentals: Multifamily zoning, sprinklers, and low annual taxes of only \$14,309 enhance long-term value.
- Prime Hampton Bays Setting: 0.49-acre parcel with extensive decking, landscaped grounds, and proximity to ocean beaches.
- Each Home is Also Available for Lease

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Hampton Bays
Yacht Club

Gardners Ln

Gardners Ln

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Gardners Ln

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ADDITIONAL PHOTOS

35 Gardners Ln | Hampton Bays, New York 11946



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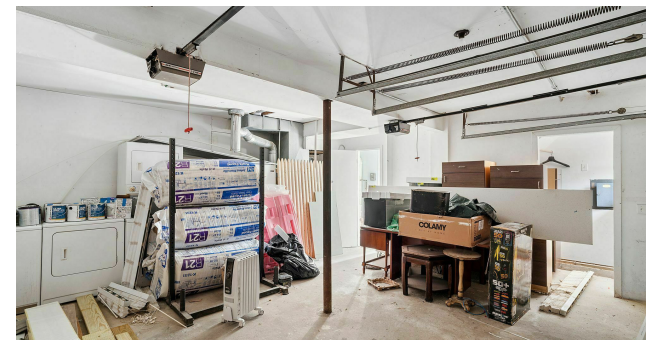
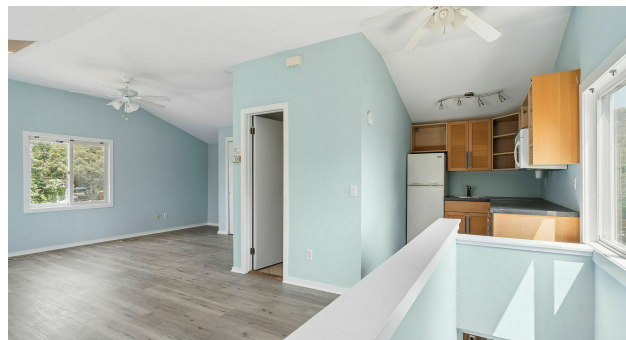
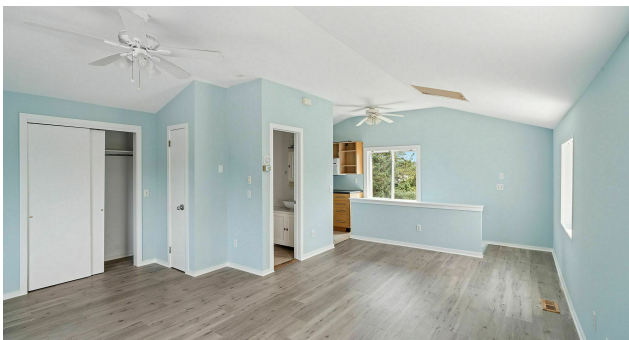
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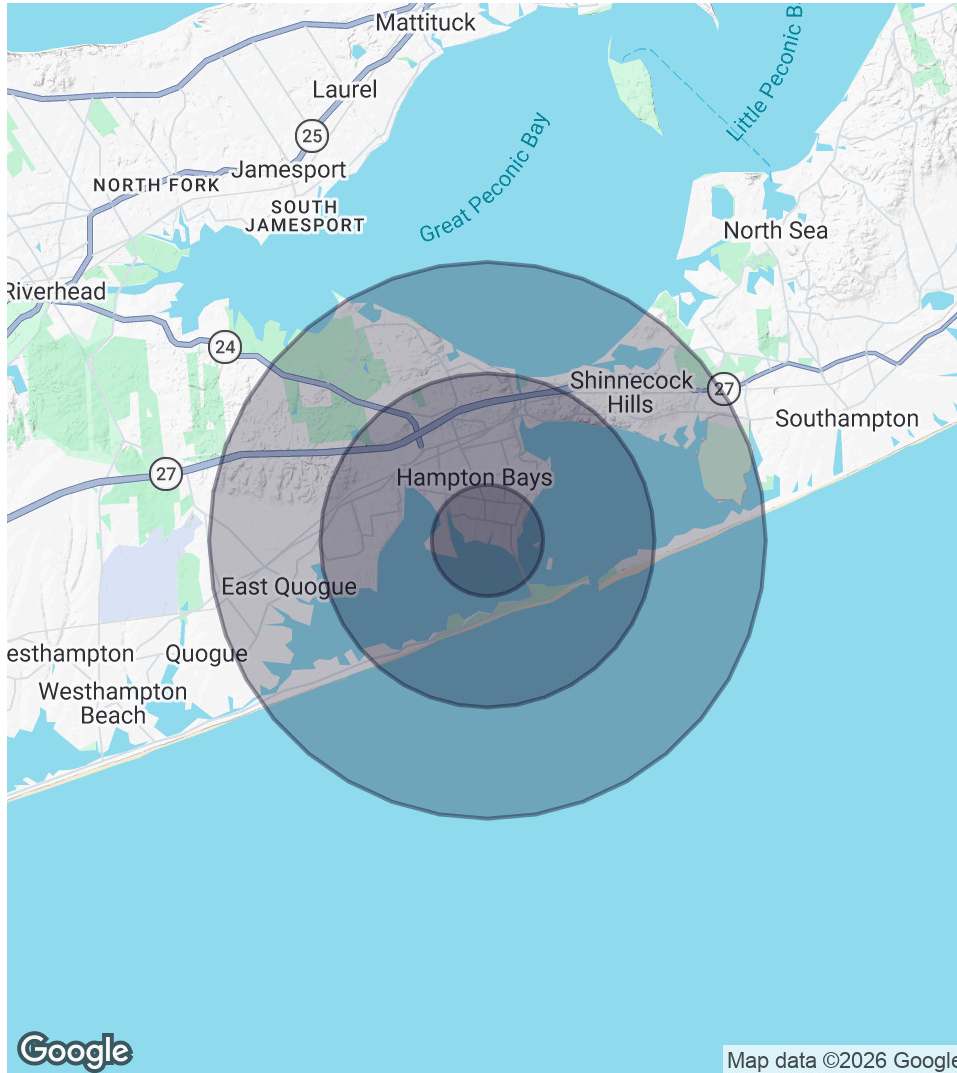
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DEMOGRAPHICS MAP & REPORT

35 Gardners Ln | Hampton Bays, New York 11946



1 Mile Radius

Population
2,796
Households
1,076
Average HH Income
\$176,608

3 Miles Radius

Population
16,797
Households
6,303
Average HH Income
\$159,578

5 Miles Radius

Population
25,484
Households
9,635
Average HH Income
\$157,999

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ADVISOR BIO 1

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Michael G. Murphy

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Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.