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247 MAIN STREET
CENTER MORICHES, NY
\$ 1,400,000



COLDWELL BANKER
RELIABLE REAL ESTATE

A VICTORIAN LEGACY WITH BUSINESS POTENTIAL

This unique mixed use Business/Residential property in Center Moriches the Gateway to the Hamptons, originally built in 1870 on 1.30 acres and tastefully renovated over the years, is waiting to become your dream space! Business/Professional: Currently used as a Chiropractic office, this Business-zoned section of the first floor features an office with reception, walk-in file room, a half-bath, and 4 comfortable and professional exam/treatment rooms. Outdoor entrance separate from residence, as well as interior entrance from living room in Residence. Residence: This three-floor Victorian residence is updated with functionality while preserving the original architecture. It has been in the same family since the 1960s. First floor features a living room with wood stove and built-in cabinetry, powder/laundry Room, a dining room with wood stove, and a gorgeous professionally-outfitted kitchen with high ceilings ready for entertaining. The second level features 4 bedrooms, and 2 full baths plus 2 storage attics. One of the spacious bedrooms on this floor features a kitchenette area with sink, as well as private access to a full bath. The 3rd level of this home features 2 rooms and a full bath. Beyond the main building, the property includes two sheds and multiple accessory dwellings. A standalone cottage offers living room, one bedroom, a full bath, and a kitchenette. A second cottage is attached to a detached garage and includes a studio room, a full bath, and a kitchenette—ideal for guests, rental income, or staff housing. The Main Building has 4 zone natural gas heat. The commercial office has CAC. While the residence has Wall AC units. Each cottage has their own oil heat and oil tank, plus AC wall units.

