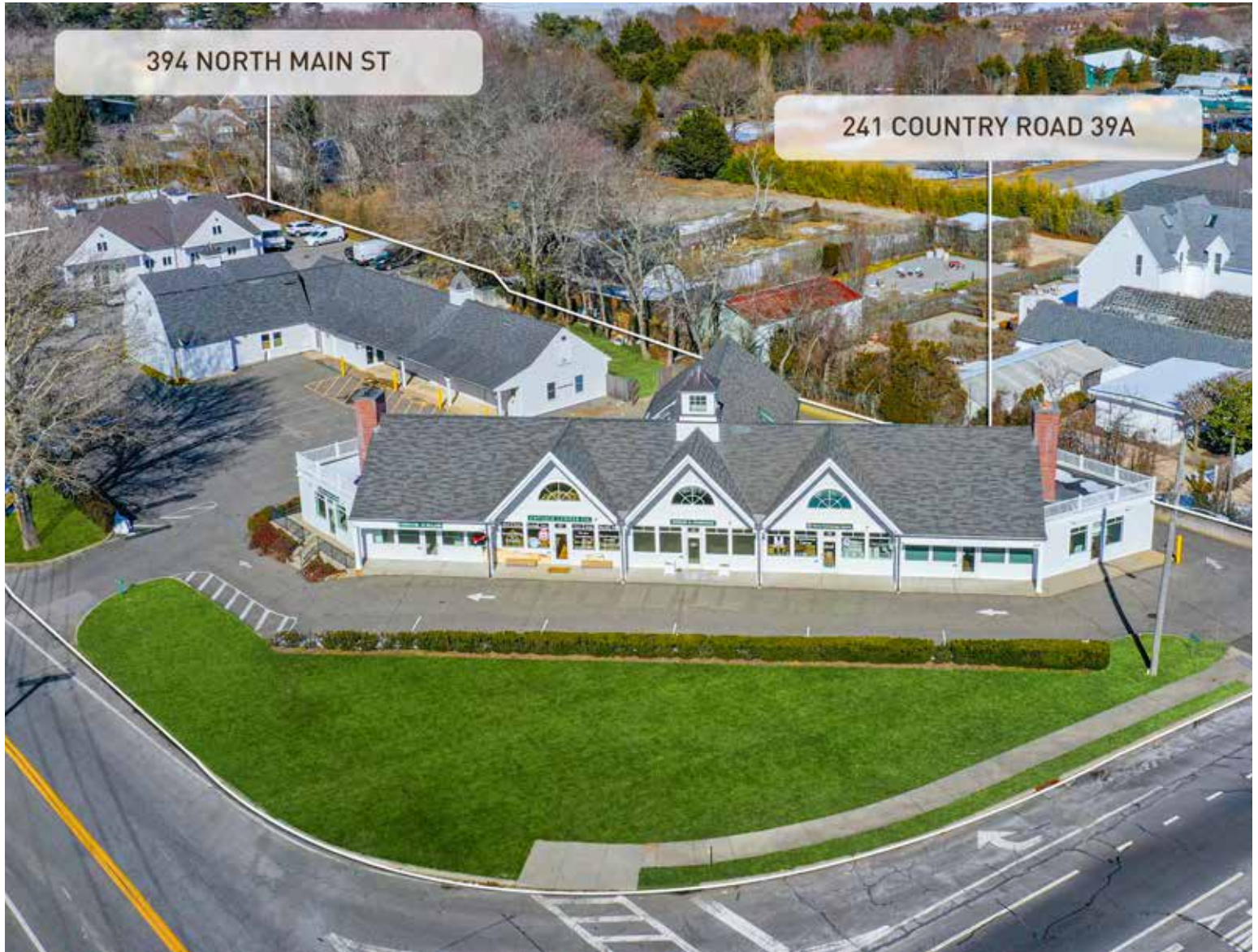


SOUTHAMPTON COMMERCIAL MULTI- TENANT INVESTMENT PROPERTY

241 COUNTY ROAD 39A & 394 NORTH MAIN STREET, SOUTHAMPTON



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2287 MONTAUK HIGHWAY, BRIDGEHAMPTON (631) 537-5454

**SOUTHAMPTON COMMERCIAL
MULTI-TENANT INVESTMENT PROPERTY**

Totaling over 1.5 acres, these two contiguous parcels are located on a very visible corner highway in Southampton. The entire property spans 21,492[±] sq. ft., including second-floor storage and basement space. At 241 County Road 39 totals 16,000[±] sq. ft. and has 5 office suites (4 currently leased) in the main building (5,916[±] sq. ft.). Unit 3 has 2 bathrooms and a 1,887 sq. ft. basement. There is a separate 4,190[±] sq. ft. barn/shop building with 3,883[±] sq. ft. of storage on the second level, bathroom, five overhead doors, and two sets of barn doors, totaling 15,876[±] sq. ft. including second-floor storage and basement space. Includes 22 parking spots. 394 North Main Street has 984[±] sq. ft. of office/retail space available for lease and a 1,812[±] sq. ft. space that is currently leased. Both have basements. The total combined size, including the basement, is 5,616[±] sq. ft. and includes 13 available parking spots.

Exclusive \$6,750,000 | Listing #908855



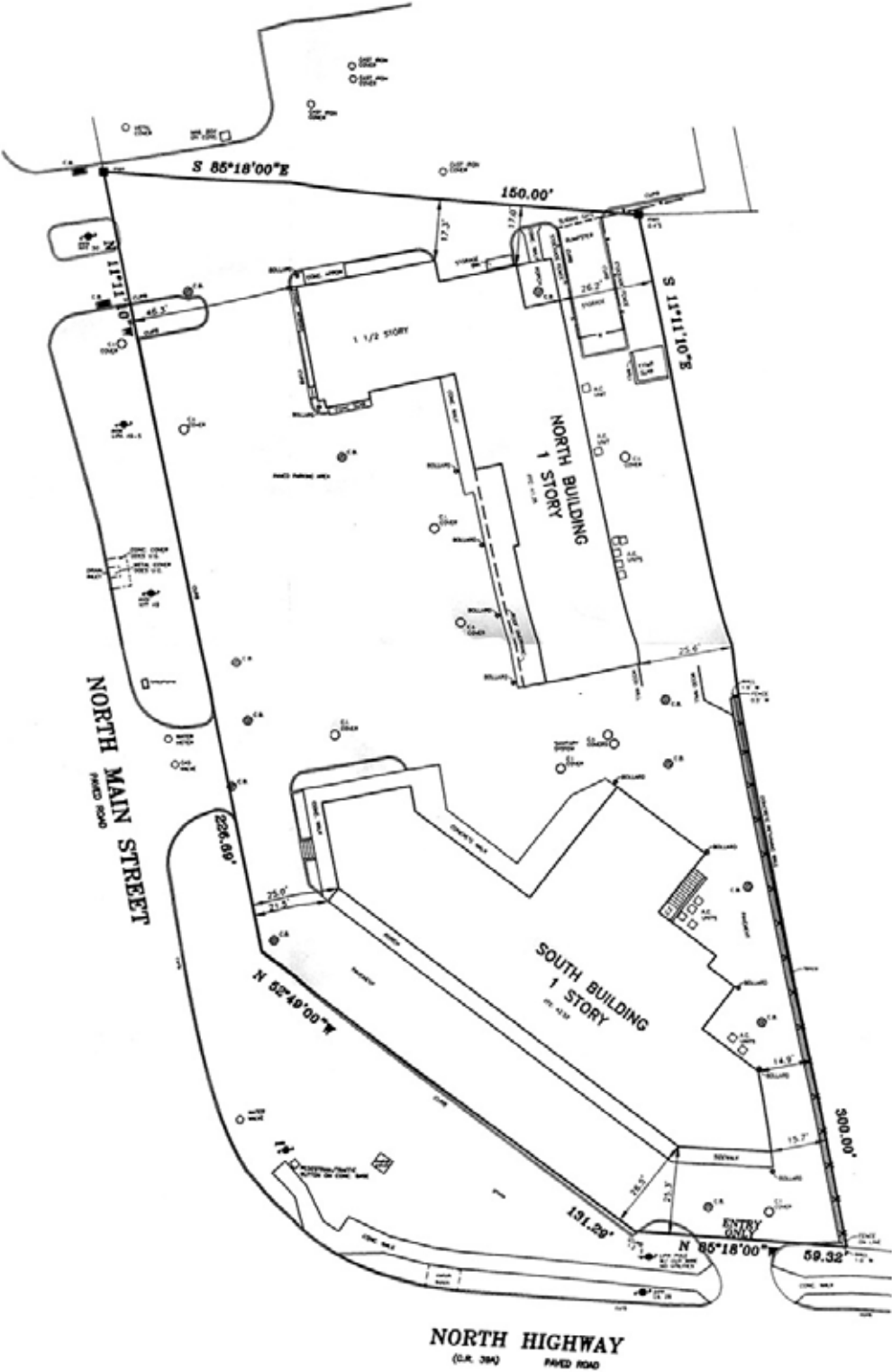
Lee Minetree

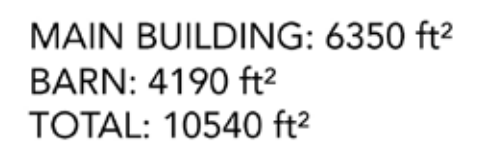
Licensed Associate Real Estate Broker

Cell: (516) 729-7963

LMinetree@Saunders.com

241 COUNTY ROAD 39A, SOUTHAMPTON - SURVEY







UNIT 1



UNIT 2





UNIT 3



UNIT 3





UNIT 5



UNIT 6 - THE BARN



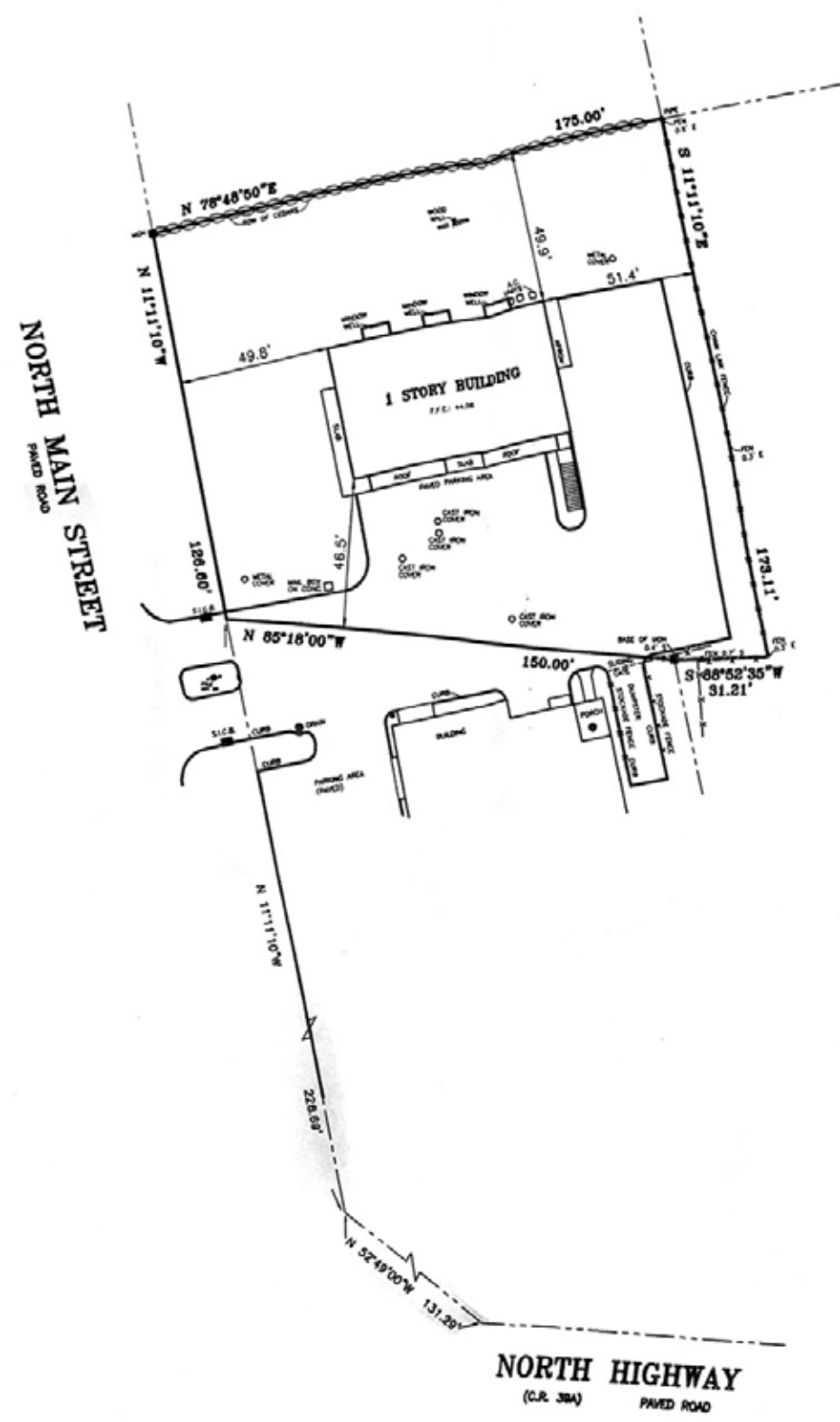


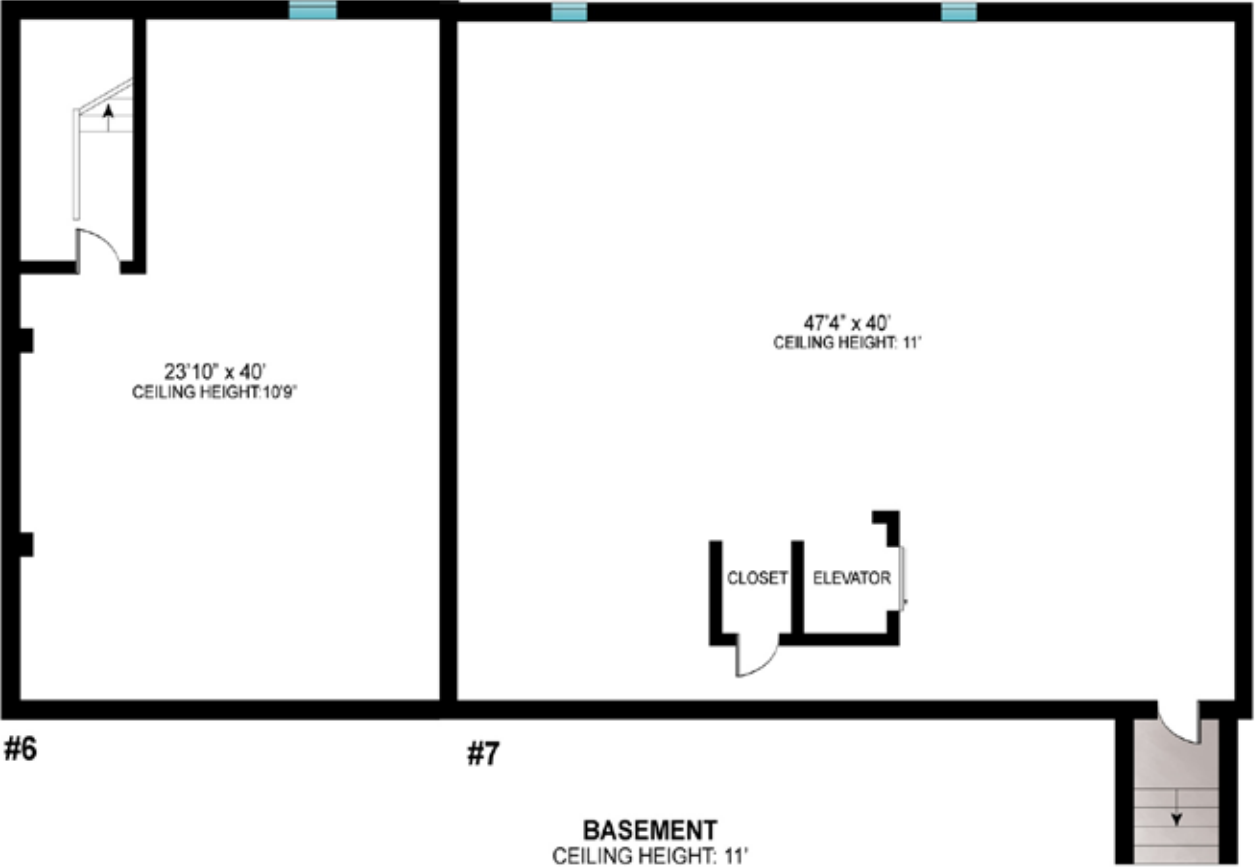
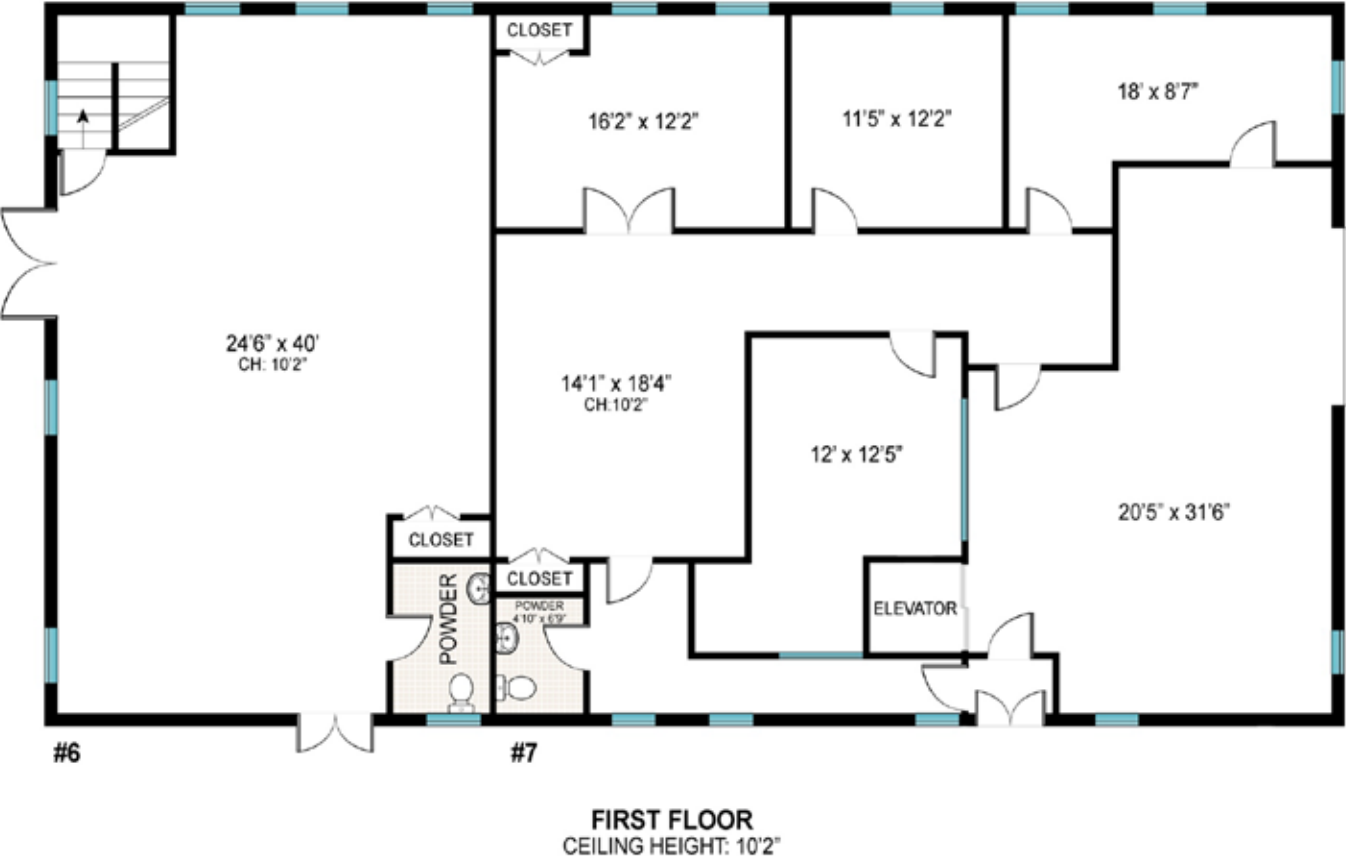
UNIT 6 - THE BARN



UNIT 6 - THE BARN







UNIT 6
FIRST FLOOR: 984 ft²
BASEMENT: 924 ft²
UNIT 7
FIRST FLOOR: 1812 ft²
BASEMENT: 1896 ft²
TOTAL: 5616 ft²



UNIT 1



UNIT 2



241 County Road 39A & 394 North Main Street, Southampton

Listing ID: 908855 | Tax Map #: 0900-132.000-0002-024.000 | Listing Price: \$6,750,000



Acres: 1.5+/-

Building Size: 14,423+/- Sq. Ft.

Built: 2006

Features: 2 highly visible corner highway parcels,
4 units currently leased, 35 parking spots combined

Lee Minetree

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