

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

97 N SEA ROAD

SOUTHAMPTON, NEW YORK



CUSHMAN &
WAKEFIELD

LONG ISLAND
INVESTMENT SALES TEAM

Parking Ratio

±7.1 Spaces per 1,000 SF

FOR SALE | FULLY LEASED BOUTIQUE OFFICE ASSET
IN-PLACE CASH FLOW WITH NEAR-TERM OWNER-USER OPTIONALITY

EXECUTIVE SUMMARY

ASKING PRICE: \$3,600,000

As exclusive agent, **Cushman & Wakefield** is pleased to offer for sale **97 N Sea Road**, a fully leased boutique office asset located near **Southampton Village** in one of the East End's most established commercial markets.

97 N Sea Road comprises approximately 6,015 square feet across 1.25 acres and features four office suites, single-story accessibility and approximately 43 on-site surface parking spaces. The unusually low-density site provides an exceptional parking ratio of approximately 7.1 spaces per 1,000 square feet, creating meaningful convenience for professional users, employees and visitors.

The offering uniquely combines immediate income with near-term owner-user and repositioning optionality. The Property is currently occupied by three tenants, with existing lease expirations occurring between January and April 2027. This lease structure provides a purchaser with the flexibility to renew the existing tenancy, consolidate suites, reposition rents or occupy all or a portion of the building, subject to the existing leases. These characteristics make **97 N Sea Road** attractive to investors, professional users and organizations seeking a long-term Southampton presence.



◇ THE OFFERING

Address	97 N Sea Road, Southampton, NY
Property Type	Multi-Tenant Office
Occupancy	100%
Tenants	3
Office Suites	4
Total Building Size	±6,015 SF
Site Area	±1.25 Acres
Parking	±43 Surface Spaces
Parking Ratio	±7.1 Spaces per 1,000 SF
Year Built	1997
Zoning	Office Business

◇ FINANCIAL SNAPSHOT



EFFECTIVE GROSS ANNUAL INCOME

\$267,019



TOTAL EXPENSES

\$61,053



NET OPERATING INCOME

\$205,966

| INVESTMENT *HIGHLIGHTS*



01 FULLY LEASED BOUTIQUE OFFICE ASSET

- 100% occupied office property comprising ±6,015 SF across four suites
- Established three-tenant roster provides immediate in-place income
- Rare opportunity to acquire a manageable, stand-alone commercial asset in Southampton



02 NEAR-TERM OWNER-USER OPTIONALITY

- Existing lease expirations are concentrated between January and April 2027
- Near-term rollover creates potential to renew tenants, reposition suites or accommodate partial owner occupancy
- Appeals to investors, professional users and organizations seeking a long-term Southampton presence



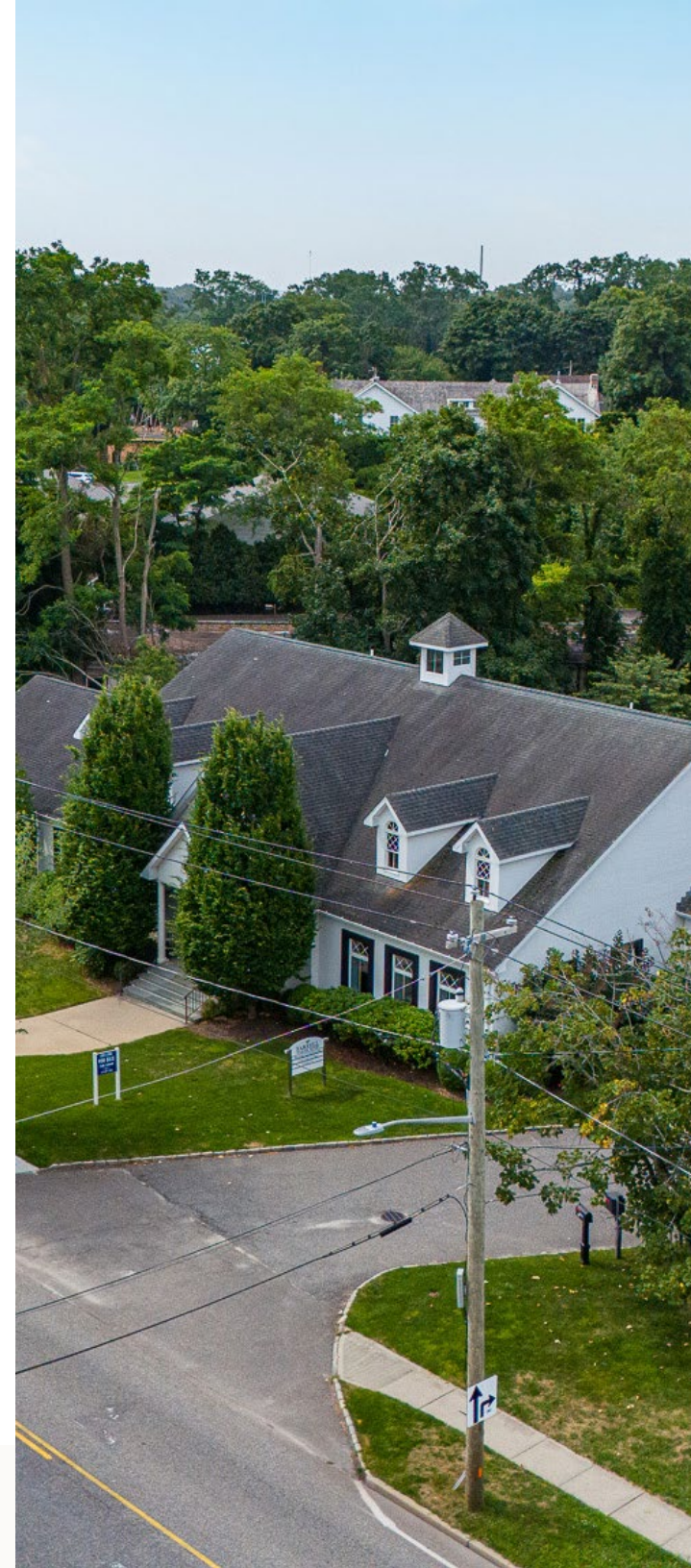
03 EXCEPTIONAL PARKING & LOW-DENSITY SITE

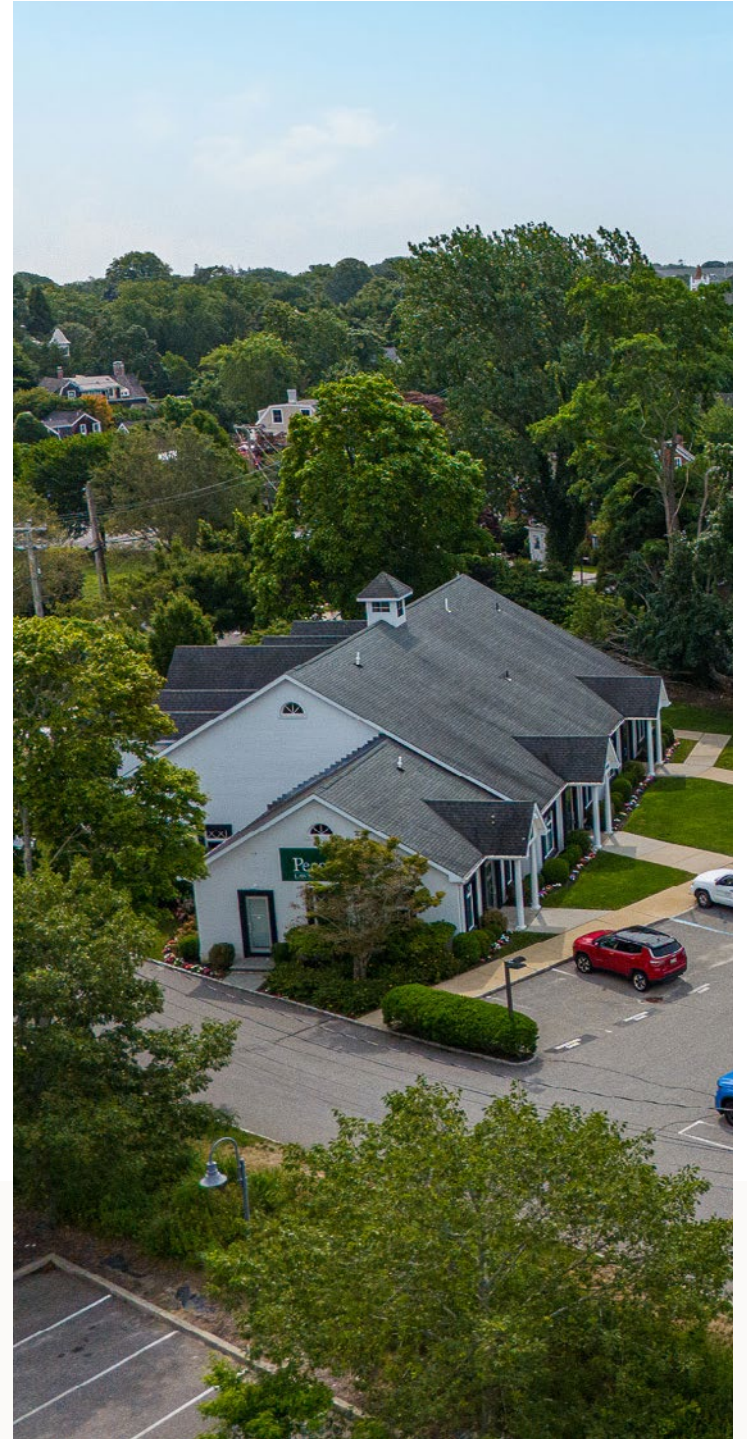
- Approximately 43 surface spaces provide a ratio of ±7.1 spaces per 1,000 SF
- Situated on ±1.25 acres, providing an unusually low-density commercial setting
- Single-story configuration offers convenient access for employees, clients and visitors

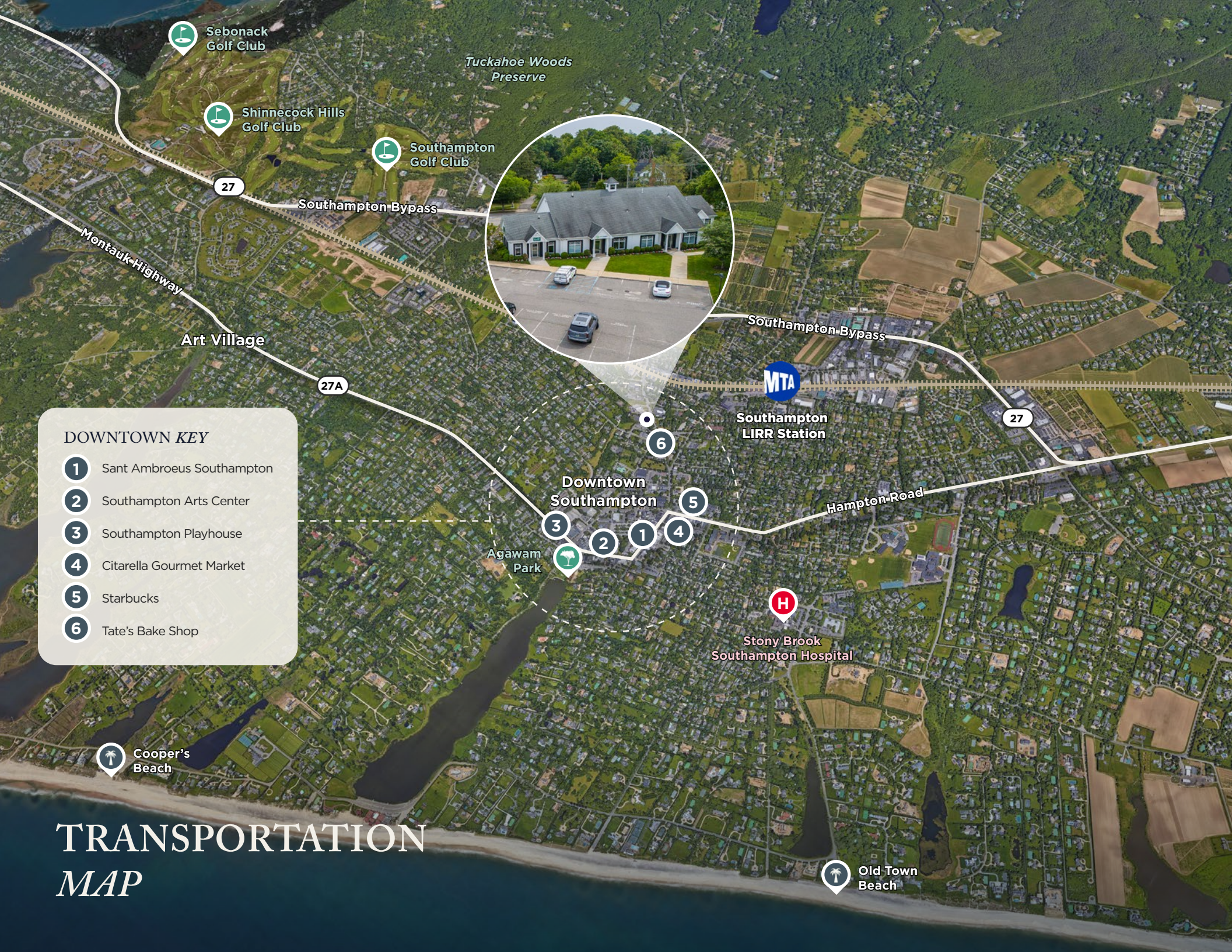


04 STRATEGIC SOUTHAMPTON LOCATION

- Positioned near Southampton Village and the established N Sea Road commercial corridor
- Convenient access to County Road 39, the Southampton LIRR station and surrounding South Fork communities
- Office Business zoning supports the Property's long-term relevance to professional and institutional users







Sebonack
Golf Club



Shinnecock Hills
Golf Club



Southampton
Golf Club

Tuckahoe Woods
Preserve

27

Southampton Bypass

Montauk Highway

Art Village

27A



27

Southampton
LIRR Station

Hampton Road

Downtown
Southampton

6

5

4

1

2

3



Agawam
Park



Stony Brook
Southampton Hospital



Cooper's
Beach



Old Town
Beach

DOWNTOWN KEY

- 1 Sant Ambroeus Southampton
- 2 Southampton Arts Center
- 3 Southampton Playhouse
- 4 Citarella Gourmet Market
- 5 Starbucks
- 6 Tate's Bake Shop

TRANSPORTATION MAP

97 N SEA ROAD

SOUTHAMPTON, NEW YORK

FOR MORE INFORMATION, PLEASE CONTACT

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