

# EXCLUSIVE INVESTMENT OPPORTUNITY

1-15 Hill Street + 1-17 Windmill Lane, Southampton, NY 11968

## OFF MARKET PROPERTY FOR SALE



Commercial



# OFF MARKET INVESTMENT OPPORTUNITY



1-15 Hill Street + 1-17 Windmill Lane, Southampton, NY 11968

<b>Building Size:</b>	19,865 SF	<b>Lot Size:</b>	0.43 Acres
<b>Leasable Space:</b>	18,301 SF	<b>Parking:</b>	Street + Municipal
<b>Number of Units:</b>	19	<b>Zoning:</b>	VB
<b>Year Renovated:</b>	2024	<b>Frontage:</b>	116 Feet
<b>Net Operating Income:</b>	\$1,317,200.00	<b>Sale Price:</b>	\$22,500,000.00

CONTACT MICHAEL MURPHY FOR FULL FINANCIAL DETAILS call 631.834.2626

## Property Highlights

- Prime Location: Situated in the prestigious and highly sought-after area of Southampton, known for its affluent community and year-round appeal.
- Renovations: \$4.5 Million Capital Expenditure for modern amenities and infrastructure completed. Brand-new building! Absolutely zero renovation expenditures required for many years to come.
- Strong tenant mix: Currently occupied by 14 Triple-Net (NNN) tenants, including high-end brands such as New York Pilates, Windmill Lane Bakery, Le Closet NY, and Wave Wellness.
- Income Advantages: The property boasts strong income with new leases in place and extremely low operating expenses.
- Incentive: The current owner is also willing to assist the buyer in filling the remaining vacancies, further enhancing the investment's profitability.
- Visibility and accessibility: Located on a highly visible corner lot with ample free municipal parking, ensuring ease of access for tenants and customers alike.
- Rents will increase to over \$1.4 Million before or shortly after sale.

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

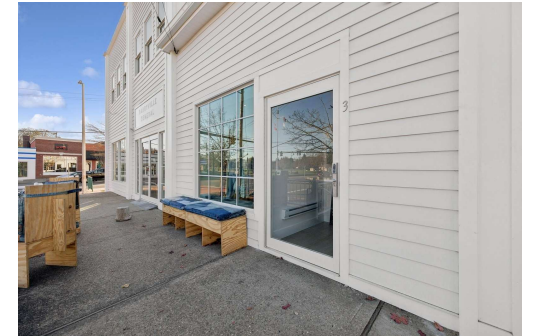
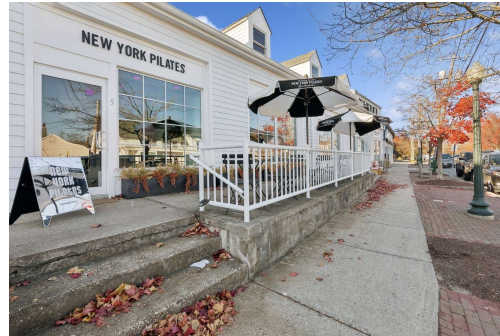
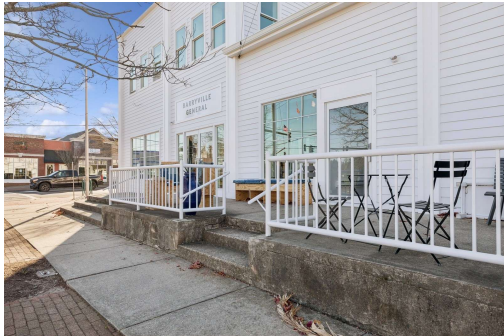
631.834.2626 Email: michael.murphy@elliman.com





# ADDITIONAL PHOTOS

1-15 Hill Street + 1-17 Windmill Lane, Southampton, NY 11968



Exclusively represented by:

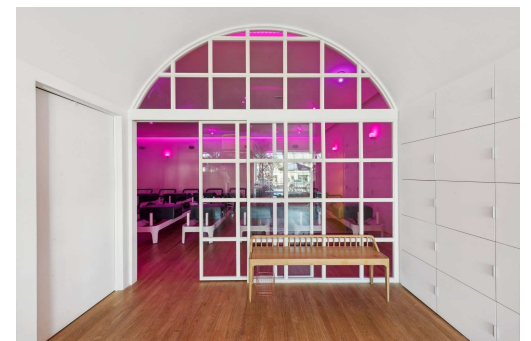
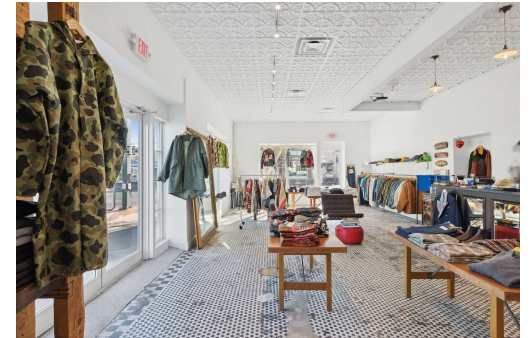
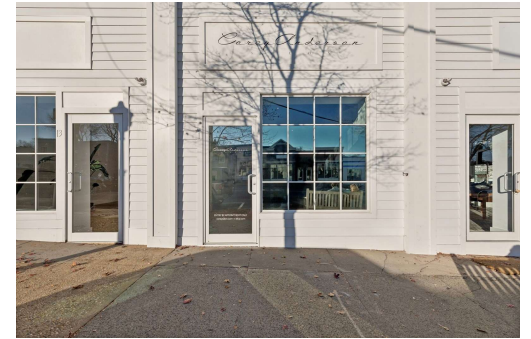
**Michael G. Murphy**

President | Commercial Division

631.834.2626 Email: [michael.murphy@elliman.com](mailto:michael.murphy@elliman.com)

# ADDITIONAL PHOTOS

1-15 Hill Street + 1-17 Windmill Lane, Southampton, NY 11968



Exclusively represented by:

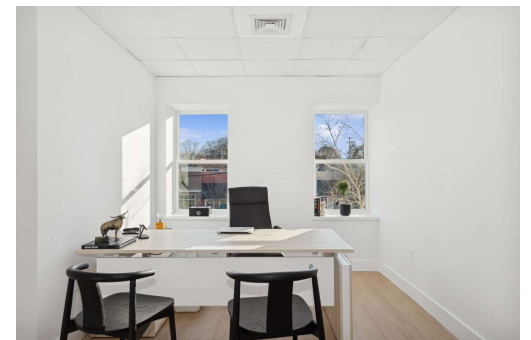
**Michael G. Murphy**

President | Commercial Division

631.834.2626 Email: [michael.murphy@elliman.com](mailto:michael.murphy@elliman.com)

# ADDITIONAL PHOTOS

1-15 Hill Street + 1-17 Windmill Lane, Southampton, NY 11968



Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.834.2626 Email: [michael.murphy@elliman.com](mailto:michael.murphy@elliman.com)

# RENT ROLL

1-15 Hill Street + 1-17 Windmill Lane, Southampton, NY 11968

Suite	Tenant Name	Size SF	Annual Rent	Lease Start	Lease End
1 HILL 3A	BARRYVILLE MENSWEAR	941 SF	\$117,600	7-1-2024	7-1-2029
GROUND 15	NYLO	4,300 SF	\$315,000	7-1-2024	7-1-2029
GROUND 15 B	BARRYVILLE GENERAL	4,000 SF	\$266,000	8-1-2024	8-1-2029
GROUND 7 HILL	COREY ANDERSON SALON SALON	625 SF	\$66,000	4-1-2024	4-1-2029
GROUND 7 WINDMILL	PACHUTE	850 SF	\$64,000	5-1-2024	5-1-2029
2ND FL OFFICE 1	ROMAN SANFORD	339 SF	\$62,400	1 YR LEASE	1 YR OPTION
2ND FL OFFICE 2	URBAN ATELIER GROUP (UAG)	204 SF	\$25,800	7-1-2024	6-1-2027
2ND FL OFFICE 3	VACANT	187 SF	-	-	-
2ND FL OFFICE 4	EXCELSIOR DEVELOPMENT	152 SF	\$26,400	7-1-2024	7-1-2029
2ND FL OFFICE 5	FTEJ	107 SF	\$16,800	7-1-2024	7-14-2027
2ND FL OFFICE 6	VACANT	107 SF	-	-	-
OFFICE 15 WINDMILL 2ND FL	2 FORCES CONTRACTORS	240 SF	\$23,400	10-1-2019	10-1-2024
#9 WINDMILL	LE CLOSET NY	950 SF	\$60,800	2-1-2024	2-1-2029

All Tenants Are NNN (Triple Net), with 5 Year Options to Renew. Owner will assist in filling vacancies.

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.834.2626 Email: michael.murphy@elliman.com



# RENT ROLL



1-15 Hill Street + 1-17 Windmill Lane, Southampton, NY 11968

Suite	Tenant Name	Size SF	Annual Rent	Lease Start	Lease End
# 5 WINDMILL	NY PILATES	1,900 SF	\$120,000	3-1-2024	3-1-2034
#13 HILL	HAMPTONS BRIDAL	1,125 SF	\$78,000	8-1-2024	9-1-2029
VACANT	VACANT	324 SF	-	-	-
19 WINDMILL OFFICE 3	VACANT	325 SF	-	-	-
19 WINDMILL OFFICE 4 VACANT	VACANT	250 SF	-	-	-
17 WINDMILL	WINDMILL LANE BAKERY	1,375 SF	\$75,000	7-1-2024	7-1-2029
<b>Totals</b>		<b>18,301 SF</b>	<b>\$1,317,200</b>		

All Tenants Are NNN (Triple Net), with 5 Year Options to Renew. Owner will assist in filling vacancies.

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division  
631.834.2626 Email: michael.murphy@elliman.com

# EXCLUSIVE LISTING BROKER

1-15 Hill Street + 1-17 Windmill Lane, Southampton, NY 11968



## Michael G. Murphy

President | Commercial Division

michael.murphy@elliman.com

Direct: **631.834.2626** | Cell: **631.834.2626**

## Professional Background

Michael G. Murphy is the President & Head of Operations 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 involves 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 in excess of 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 spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

*Exclusively represented by:*

## Michael G. Murphy

President | Commercial Division

631.834.2626 Email: michael.murphy@elliman.com



## We Are Commercial Real Estate

550 Smithtown Bypass Suite 117  
Smithtown, NY 11787  
631.858.2405  
ellimancommercial.com

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.