

23 BRIDGE ST, SAG HARBOR

Sag Harbor Mixed-Use Compound

Fully Leased Property - Central Village Business District



COMPASS
COMMERCIAL



Prime Village Location with Long-Term Upside – Located on a prominent **0.29-acre** corner lot just off Main Street, this fully leased mixed-use compound offers an ideal balance of diversification, visibility, and accessibility. The site sits at the southern extension of Sag Harbor's Village Core Business District, in an area poised for long-term growth and rising tenant demand.

Multi-Structure Layout with Private Parking – The property includes **3,000sf** of built space across three structures: a main two-story building and two freestanding cottages, all connected by a landscaped courtyard and supported by a private parking lot. Current tenant mix generates strong in-place income with upside through future repositioning.

Future Infrastructure & Neighboring Development – The site is positioned to benefit from future connection to Sag Harbor's sewer district, unlocking expanded use potential and improving long-term site functionality. Additionally, the adjacent luxury condo proposed development—with over two dozen new units—will bring new customers, value, and vitality to the immediate area.

Flexible Zoning & Conversion Potential – The property's zoning allows for a wide range of uses including office, personal service, retail, workshop, residential, and food service (via Special Exception). The main structure could be converted into a quick-service restaurant with 16 indoor seats and use of the outdoor patio, or the site can be reimagined with a unified site plan or optimized as-is.

Current Uses:

- **Main Building – 1st Floor:** Salon Studio (1,000 SF)
- **Main Building – 2nd Floor:** Residential Apartment (1,000 SF)
- **Front Cottage:** Residential Apartment (600 SF)
- **Rear Cottage:** Professional Office (400 SF)

Asking Price: \$4,250,000

Assemblage Opportunity: May be purchased alongside **12 Rose Street** (.11 acres, 2,670 SF mixed-use) for expanded scale and site planning flexibility.

Inquire with the Hamptons Commercial Real Estate Team for additional information.

SCTM# 0903-002.000-0002-014.001

Town Tax Bill (2024): \$6,475.12

Village Tax Bill (2024): \$3,193.41

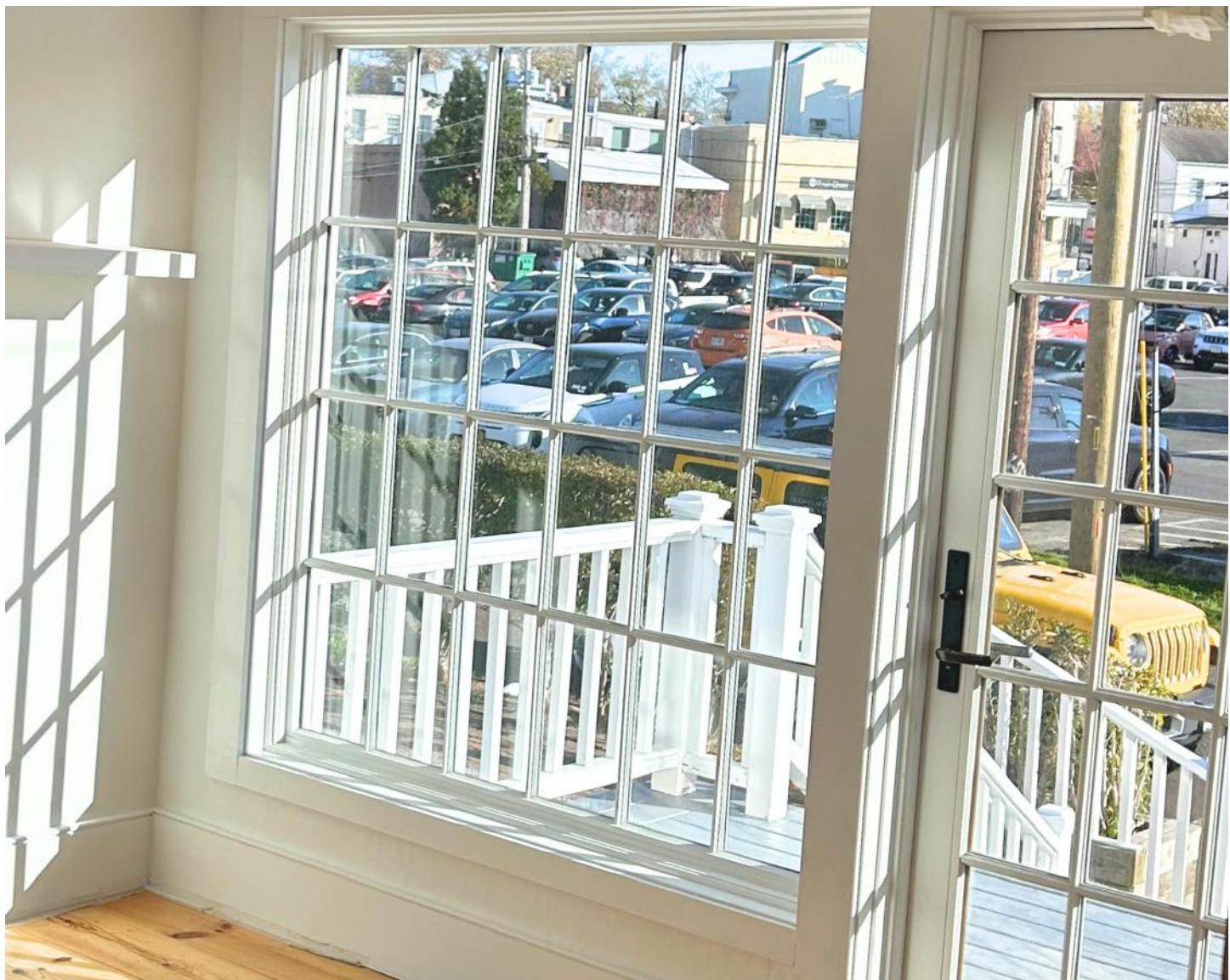


















Survey

23 Bridge St, Sag Harbor



Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Appx Acreage:
0.29



Opportunity to purchase adjacent buildings as an assemblage:

12 Rose Street	Mixed Use Building	2,670sf	.11/acre
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23 Bridge Street	Multiple Structures	3,000sf	.29/acre
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5,670sf	.40/acre
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Site Plan

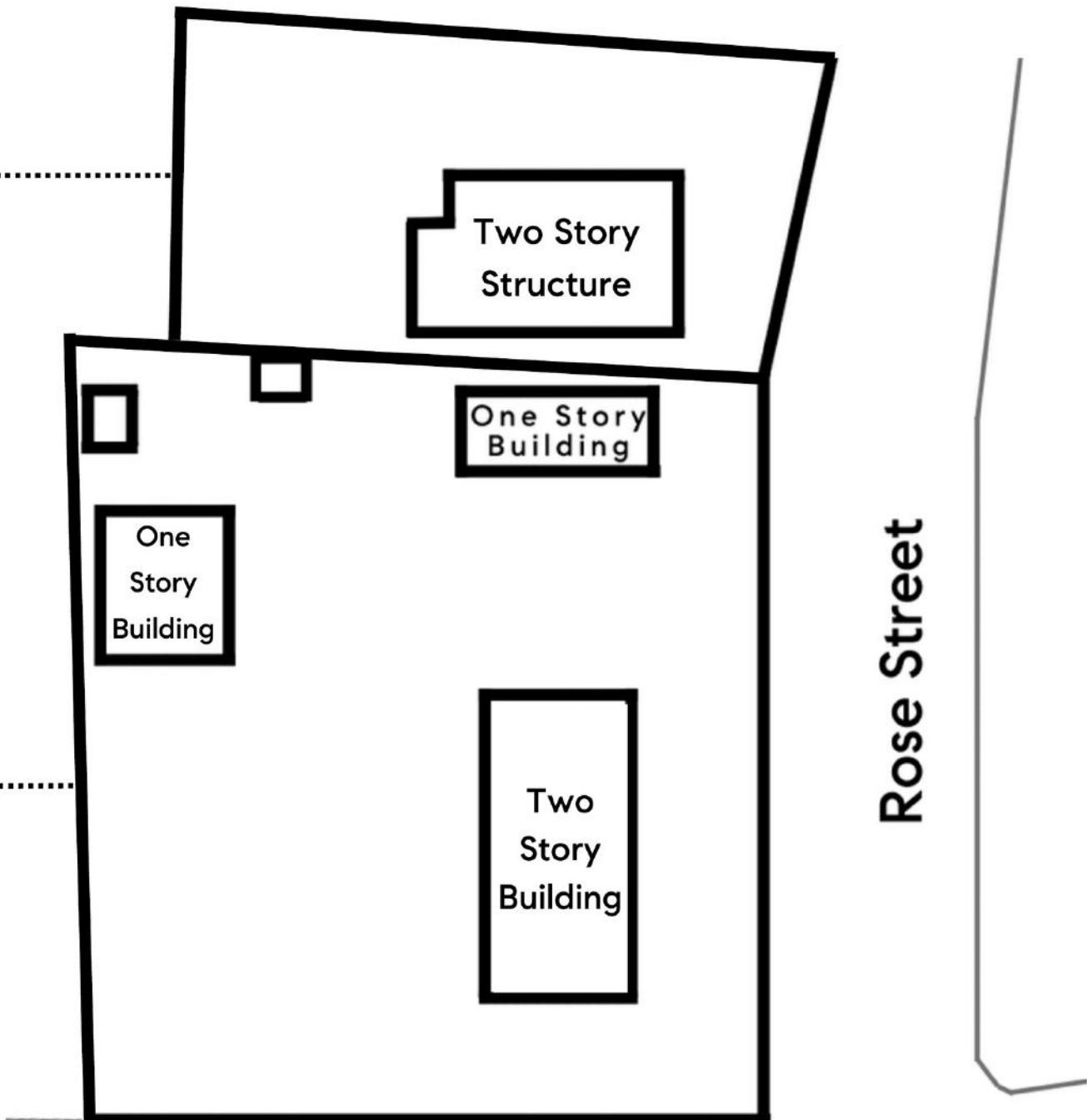
Assemblage - 12 Rose St, Sag Harbor

12
Rose
Street

23
Bridge
Street

Rose Street

Bridge Street



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REAL ESTATE TEAM

Appx Acreage:
0.40

Sag Harbor Village



BAY STREET

- 1 Bay Street Theater
- 2 Sag Harbor Gym
- 3 Salon Xavier
- 4 Carissa's the Bakery
- 5 Sag Harbor Nail
- 6 Happy Feet
- 7 Dime Community Bank
- 8 Dopo la Spiaggia
- 9 Goop
- 10 Harbor Pets
- 11 Sag Harbor Tavern
- 12 Long Wharf Wines & Spirits
- 13 Sag Harbor Florist

WASHINGTON STREET

- 14 Blooming Shells
- 15 Le Lampade
- 16 Salt House Mercantile
- 17 LOVE BINETTI
- 18 Obligato
- 19 Joey Wölffer

LONG ISLAND AVENUE

- 20 United States Postal Service
- 21 Choppin Charlies Barber
- 22 The Little Red Planet
- 23 Post House

LONG WHARF

- 24 The Dock House
- 25 Le Bilboquet
- 26 Ava's & Around Again
- 27 Big Olaf
- 28 Royal Charters

MADISON STREET

- 29 LoveShackFancy
- 30 DÖEN
- 31 JANGEORGe
- 32 Bloom
- 33 Sage & Madison
- 34 Via Coquina
- 35 Il Capuccino

DIVISION STREET

- 36 Murf's Backstreet Tavern
- 37 Sag Harbor Beverage
- 38 What the Falafel
- 39 Nikki's Not Dog Stand
- 40 Cavanida's Gourmet Cheese
- 41 Scarlett Rose Salon
- 42 Amy's Hardware Store

MAIN STREET

- 43 Corner Bar
- 44 Henry Lehr
- 45 Sag Pizza
- 46 BROdenim
- 47 Sylvester & Co.
- 48 Monika Olko Gallery
- 49 Goldberg's Bagels
- 50 Jack's Stir Brew Coffee
- 51 Sag Harbor Variety Store
- 52 Sag Harbor Pharmacy
- 53 Lulu Kitchen & Bar
- 54 BuddhaBerry
- 55 Southern Tide
- 56 Matriark
- 57 Apple Bank
- 58 In Home
- 59 Fishers Home Furnishings
- 60 Stella & Ruby
- 61 Annabel the Shop
- 62 Merrell Soule Architects
- 63 TWP
- 64 M&T Bank
- 65 The UPS Store
- 66 K Pasa
- 67 Yummylicious
- 68 Espresso Da Asporto
- 69 Sag Harbor Laundry
- 70 White's Apothecary
- 71 Sara Nightingale Gallery

72 Grenning Gallery

73 Romany Kramoris Gallery

74 Julie Keyes Gallery

75 Sen

76 Vin Sur Vingt Bistro

77 Black Swan Antiques

78 Flying Point Surf Boutique

79 Flying Point in the Harbor

80 Mark Borghi

81 Road to Nowhere

82 The American Hotel

83 Schiavoni's Market Inc.

84 Sag Harbor Liquor Store

85 Faherty

86 eLTacobar

87 Tulla Booth Gallery

88 Emporium Hardware

89 Pilates of Sag Harbor

90 Thriftknd

91 Illusions

92 Leonard Frisbie

93 SagTown Coffee

94 Sag Mane Salon

95 Frances Valentine

96 Matta

97 Compass Real Estate

98 Sag Harbor Cinema

99 The Green Room

100 Page at 63 Main

101 Flashbacks

102 The Wharf Shop

103 Kites of the Harbor

104 Epic Martial Arts

105 Land Shark

106 ETHEL + ROW

107 Comerford Collection

108 Leallo

109 Chase Bank

110 Grindstone Coffee & Donuts

111 Sag Harbor Books

112 Provision Market & Cafe

113 Tutto il Giorno

114 Urban Zen

BRIDGE STREET

115 Elements Barre Fit

116 Yoga Shanti

117 Sag Harbor Veterinary Clinic

118 Esthetic Hamptons

119 Warren Tricomi Salon

WEST WATER STREET

120 Harbor Shop

121 Sing City

122 Cluckman's

123 Beacon

SPRING STREET

124 Kidd Squid Brewing

125 Sag Harbor Garden Center



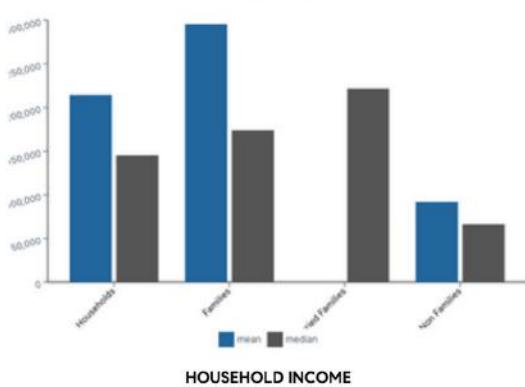
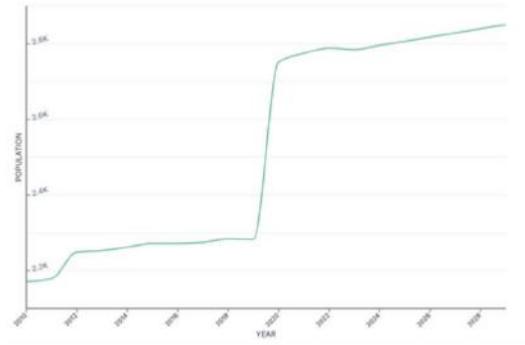
SAG HARBOR

Sag Harbor is a village located within the Township of East Hampton located just 90 miles east of Manhattan. The area was settled in 1693 and was later incorporated as a village in 1846. The deep-water port to Gardiner's Bay made Sag Harbor a flourishing trading and port town. Now, the estates, waterfronts, restaurants, shops, and proximity to New York City that Sag Harbor has attracts international appeal.

As of 2024, Sag Harbor has a population of 2,796, with an average household income of \$214,384. Sag Harbor is currently growing at a rate of 0.39% annually, and its population has increased by 1.6% since the previous census in 2020.

Explore the Sag Harbor Whaling & Historical Museum to dive into the village's maritime past or catch a live show at Bay Street Theater. Outdoor enthusiasts can unwind at Havens Beach, walk along the Long Wharf Marina, or enjoy a picnic at Mashashimuet Park.

Main Street is known for its vibrant dining scene and small business shopping experience. Visitors can enjoy a diverse range of restaurants, from casual cafes to upscale eateries, many offering fresh seafood and farm-to-table options. The street is also home to unique boutiques, art galleries, and locally-owned shops.



PARKS

- Mashashimuet Park
- John Steinbeck Park
- Sag Harbor Marine Park
- Havens Beach
- Foster Memorial Beach

ACCOMODATION

- The American Hotel
- Baron's Cove
- Sag Harbor Inn

ATTRACTIIONS

- Bay Street Theatre
- Sag Harbor Cinema
- Sag Harbor Whaling Museum
- Canio's Books
- Sag Harbor Farmers Market

SHOPPING

- Main Street
- Sag Harbor Shopping Cove
- Long Wharf
- Washington Street
- Division Street

COMPASS COMMERCIAL



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