

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





















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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REAL ESTATE TEAM**

Apprx Acreage:
0.29

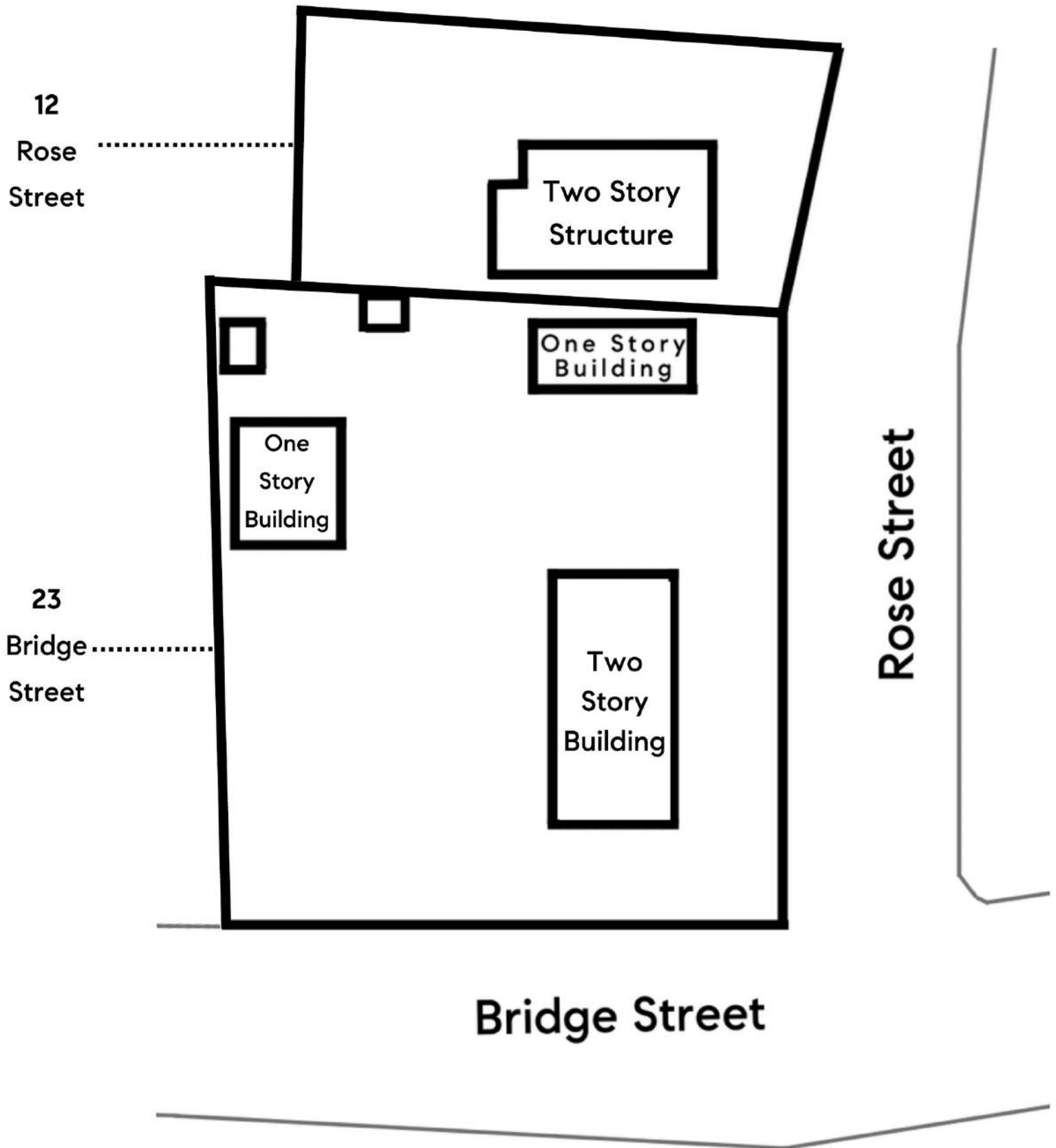


Opportunity to purchase adjacent buildings as an assemblage:

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

Site Plan

Assemblage - 12 Rose St, Sag Harbor



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

Apprx 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 Dapo 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 Charles 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 Cavanola'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 Kramaris 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



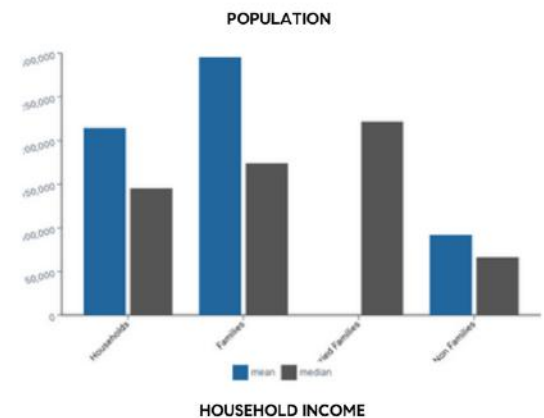
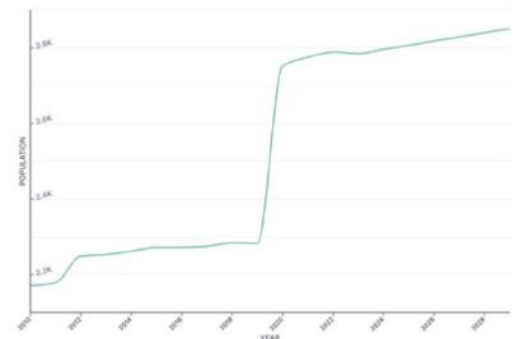
SAG HARBOR

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

ATTRACTIONS

- 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

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