

Investment Opportunities

CHECK OUT THESE COMMERCIAL PROPERTIES OF INTEREST ...

Prime Southampton Village Commercial - At the corner of Hill Street and Jobs Lane, adjacent to Agawam Park, sits the iconic B&M automotive garage. The 0.19 acre site offers extraordinary redevelopment opportunity for Village Business Zoning Uses or Pre-Existing Rights to continue automotive garage use & related retail. **\$4,195,000**

SEE MORE: WEB# 04567

Call for more info - PDF Brochure & Survey Scan Available

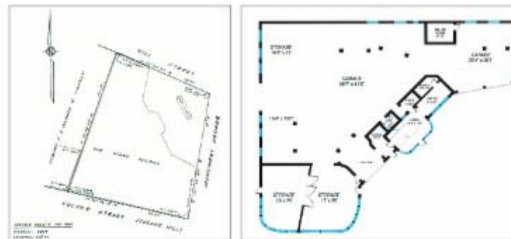


A ONE-OF-A-KIND PROPERTY

The best commercial re-build opportunity in Southampton Village. On the corner of Hill Street and Jobs Lane, adjacent to Monument Square and Agawam Park, sits the iconic B&M automotive garage (zoned Village Business). The property offers EXTRAORDINARY VISIBILITY and is at the gateway to Southampton Village's most prestigious Estate Section and retail shopping/restaurant district.



1 POND LANE, SOUTHAMPTON VILLAGE



IN THE HEART OF THE VILLAGE

Fronted on three streets, the existing building has approximately 5,600 sq. ft. of interior space and high ceilings. Originally built in 1952, this building site has unique pre-existing rights for automotive garage use plus related retail. The Village of Southampton Master Plan for redevelopment of this prominent corner lot zoned Village Business allows for a wide range of commercial, retail, office, housing and restaurant uses.



TRIPLE MINT OPPORTUNITY

VILLAGE BUSINESS ZONING TO RE-DEVELOP THE SITE

- Potential for Three Stories (with ZBA Approval)
- 70% Lot Coverage
- Up-To-Sidewalk Zone-Lot-Line
- Retail, Office, Housing, Restaurant (uses allowed by zoning, provided County health Dept approval is obtained)
- Or Retain Pre-Existing Right to Continue Automotive Garage/Accessory Retail



East Quogue Main Street
TURN-KEY AUTOMOTIVE BUSINESS OPPORTUNITY
or
COMMERCIAL MIXED-USE REDEVELOPMENT SITE



Business, Commercial Property & Land for Sale as a Package
\$2,950,000 SEE MORE: [WEB#06823](#)

TURN-KEY AUTOMOTIVE BUSINESS OPPORTUNITY in Greater Westhampton Area - This 1.74 acre site is located in East Quogue and has unique Pre-Existing Zoning Rights for Automotive Use including sales/rentals & major repair of autos/trucks in frame, body, brake alignment, mufflers, tires, Emissions Testing Inspection Station. 10ft doors - 7 Bays, including an alignment pit, 5 lifts. Clean, Successful Business with Established Customer Base. Certificates of Occupancy in Place for Heavy Automotive Uses. Site has unique property rights to convert to other business uses.

VARIOUS BUSINESSES ALLOWED IN HAMLET COMMERCIAL ZONING: retail shops, restaurant, food store, drug store, bank, home furnishings, appliances, floor coverings, hardware, general merchandise, professional offices, various commercial wet uses, rental apartments and more. This 1.74 acre site is zoned for mixed-use development supported by the Community Master Plan. High Visibility, Next to Village Green, Children's Park.

Call for more details including a representative plot plan showing opportunities for re-development.

[SEE MORE: WEB#06823](#)
[CLICK HERE FOR BROKERS LOOPNET LISTING](#)



HAMLET OFFICE INVESTMENT OPPORTUNITY

602 Montauk Highway, East Quogue



HAMLET OFFICE RESIDENTIAL ZONING allows for various office & business uses, including multi-family housing options - 2-Family as of right, 3-Family or 4-Family by Special Exception Use Permit & with septic upgrade. Generous Building Envelope. Call for more details!

LOVE HISTORIC CHARM? Take a Look at this circa 1890 Victorian on Main Street in East Quogue, next to the Village Green. **\$639,000** [WEB#25776](#)

OPEN HOUSE Sat. Nov. 4 11am-1pm

[CLICK HERE to read Newsday Feature](#)

VARIOUS BUSINESS USES ALLOWED:

HO Zoning allows this 0.53 acre site to be used for various business uses including Law Office, Insurance Office, Accounting Services, Real

Estate, Professional Services (such as Surveyors, Architects, Engineers), Physician Office, Bed & Breakfast, Restaurant, Nursery School, Antiques, Furniture, Art Gallery, Multi-Family and More!



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