

# PREMIER AMAGANSETT COMMERCIAL ASSEMBLAGE

2.29-Acres | 2 Properties | 16,920 GSF | 14 Leasable Units

Elite Investment Portfolio w/ Potential 3,600 SF Expansion Plan



UNLOCK A LEGACY HAMPTONS FOOTPRINT - Secure the largest contiguous commercial footprint available in the Amagansett Town Center, a **2.287-acre assemblage** that defines the gateway to the community. This multi-asset portfolio offers **16,920sf** of existing mixed-use space; high-traffic retail, cafe/ dining retail, professional office suites, & rare garage/ art gallery capacity in the **Central Business district**. With Amagansett's increasing demand for boutique retail, office, & restaurant space, this assemblage's diverse tenant roster provides immediate stability with repositioning potential.

136 MAIN STREET - Occupying a prominent **1.099-acre** parcel with 115 feet of street frontage, this prized **8,019sf** Main Street anchor offers **10-units** as built. The structure features prime retail stores, professional second-floor offices, and a 2,371sf industrial automotive center in the rear, serviced by a parking lot with ample spaces. This "investor's dream" thrives on tenant diversity and the high demand for smaller retail units in the most vibrant, young, and trending community in the Hamptons.

11 INDIAN WELLS HIGHWAY - A **8,901sf** three-story, mixed-use commercial facility situated on **1.188-acres**. This unique **4-unit** hub features a high-utility 2,877sf walk-out **lower level** with grade-level dual door access, a 3,180sf **first floor** with a multi-faceted floor plan (including a 1-bed **apartment**), & a 2,844sf **second floor** accessible via a central elevator and multiple staircases. The property is complemented by a paved 33-space parking lot and manicured grounds, currently serving as a premier gallery & professional studio, but with a distinguished history of business uses.

ACCELERATED GROWTH AND DEVELOPMENT OPPORTUNITY - A proposed site plan would add a new building on the two-sites and combine the parcels. Additional repositioning routes include a cafe restaurant, destination retail or elite fitness center - barring all necessary approvals.

#### SURROUNDING TENANTS:

Jack's Stir Brew Coffee, Meetinghouse, Warm, Amagansett Hardware, Stephen Talkhouse, Rowdy Hall, Organic Krush

Asking Price:  
\$19,000,000

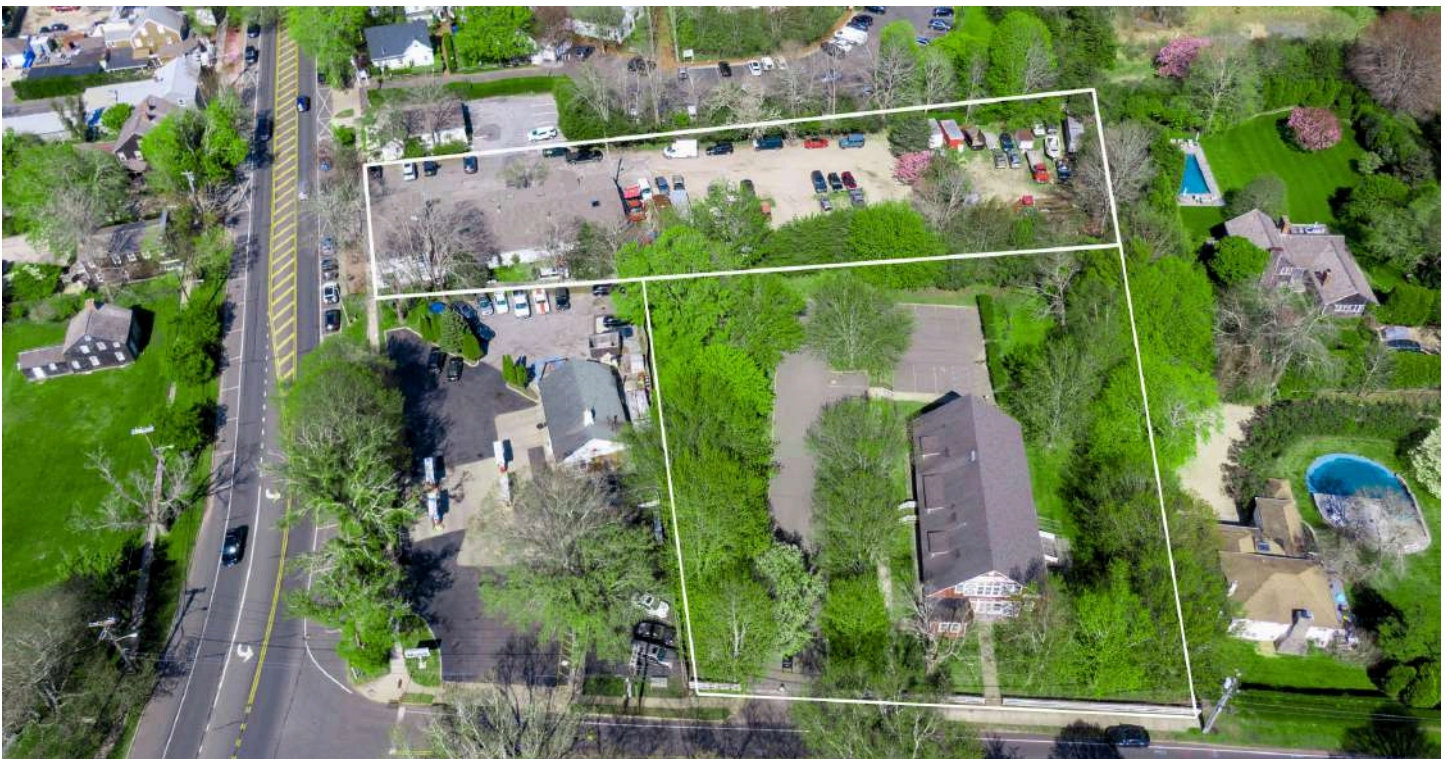
**Inquire with the Hamptons Commercial RE Team for additional information.**

Tax ID #: 472489 172.000-0006-006.001 0000

2025 Tax Bill: \$16,213.04

Tax ID #: 472489 172.000-0006-003.000 0000

2025 Tax Bill: \$11,635.24





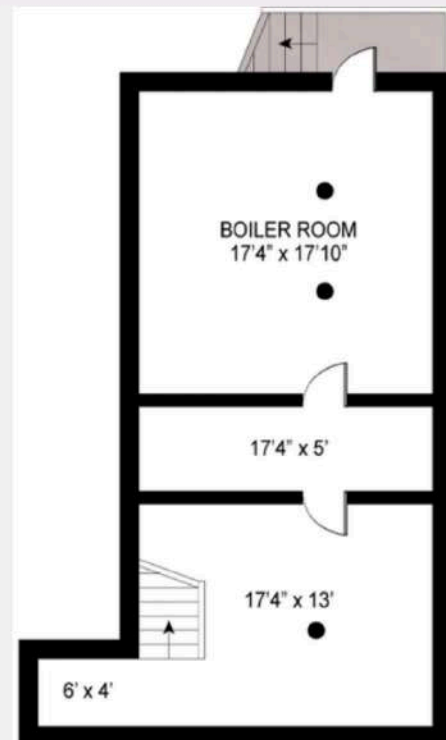




FIRST FLOOR



SECOND FLOOR



BASEMENT

Floor plans, layouts and feature measurements and dimensions are approximate and are for illustrative purposes only. They represent a general guide to the property and are not intended to be used as a legal document. The responsible party is the owner and not the agent.



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REAL ESTATE TEAM**



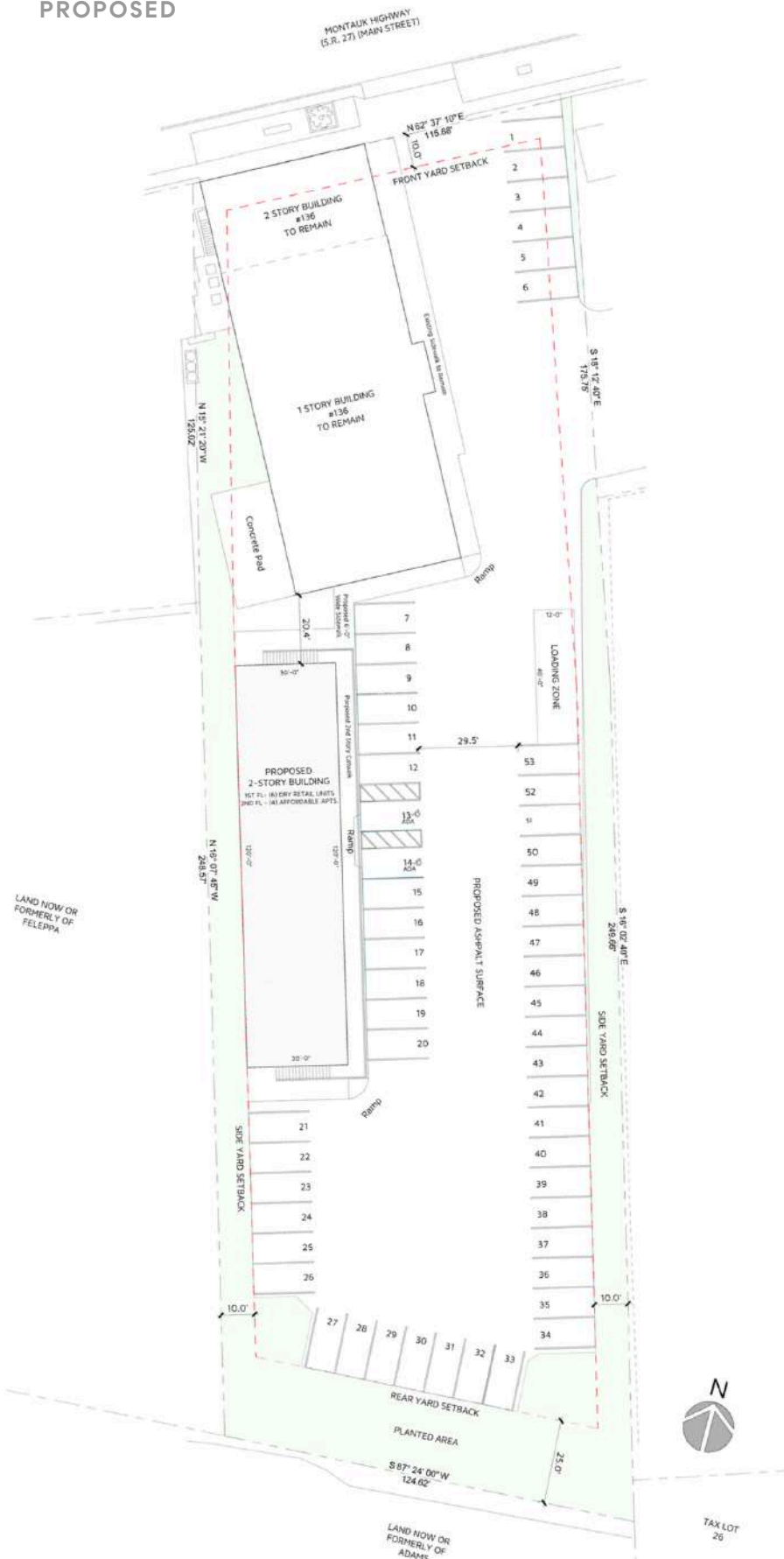
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REAL ESTATE TEAM

**Apprx Acreage:**  
1.099

# Site Plan

136 Main St, Amagansett

PROPOSED



### SANITARY CALCULATIONS:

EXISTING ALLOWED FLOW: 47,889sf / 43,560 X 600 = 659 GPD ALLOWED

SCDHS PERMITS MAXIMUM OF DOUBLE THE PERMITTED SANITARY DENSITY CREDITS THROUGH THE TRANSFER OF SANITARY CREDITS WHEN ADDING "AFFORDABLE HOUSING" ON SITE

PROPOSED ALLOWED FLOW: 659 GPD X 2 = 1,318 GPD

EXISTING FLOW: 342.87 GPD

AVAILABLE FLOW FOR ADDITIONAL DEVELOPMENT: 976.43 GPD

### PROPOSED FLOW:

1ST FL:

3,600sf DRY RETAIL = 108 GPD

2ND FL:

(3) APARTMENTS BETWEEN 601sf & 1,200sf (225 GPD X 3) = 675 GPD

(1) APARTMENT <600sf = 150 GPD

TOTAL PROPOSED FLOW: 933 GPD

REMAINING FLOW: 976 GPD - 933 GPD = 43 GPD

### COMPLIES

### PARKING CALCULATIONS:

29 SPACES PROVIDED PER TOWN OF EAST HAMPTON PLANNING DEPT. FOR EXISTING 1 & 2 STORY BUILDING (TO REMAIN)

20 REQUIRED FOR PROPOSED 30' X 120' 1ST STORY RETAIL

4 REQUIRED FOR (4) PROPOSED 2ND STORY AFFORDABLE APARTMENTS

TOTAL PARKING SPACES REQUIRED: 53 SPACES

TOTAL PARKING SPACES PROPOSED: 53 SPACES

1 PROPOSED 12' X 40' LOADING SPACE

### COMPLIES

## Property Information

**Property Address** 136 Main St, Amagansett, NY 11930  
**S.C.T.M. Number** 0300-182-06-03  
**Lot Area** 47,889 SF  
**Jurisdiction** Town of East Hampton | CB

## Zoning Calculations

**Lot Size: 47,889 SF**

### Total Building Coverage:

Allowable 50% of lot area:

23,944 SF

Proposed:

10,052 SF Complies

### Total Lot Coverage:

Allowable 80% of lot size:

38,331 SF

Proposed:

38,130 SF Complies

### Gross Floor Area:

Allowable 12% of lot size + 1,600sf

8,390 SF

Proposed:

First Floor:

5,463 SF

Area abv. 15'-0"

569 SF

**Total:**

6,032 SF Complies

### Building Height:

Allowed:

30'-0" Flat Roof, 35'-0" Gabled Roof

Proposed:

30'-0" Complies

### Number of Stories:

Allowed:

2 Stories

Proposed:

2 Complies



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Apprx Acreage:  
1.099

BUILDING DEPARTMENT

Town of East Hampton

Certificate of Occupancy

No. 9108-(1272)

Date January 23, 1989

This certifies that the structure located at Montauk Highway, Amagansett

Map No. Block No. Lot No. (Tax Map No. 300-172-6-3)

as shown on attached survey dated August 3, 1988, prepared by G.H. Walbridge Co.

conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit, pursuant to which

Building Permit No. as above, dated as indicated on permit records was issued, and conforms to all of the

requirements of the applicable provisions of the law. The occupancy for which this certificate is issued is one and two story, frame and masonry structure containing four retail stores on the first floor and 3 offices at the second floor, and repair garage in the rear, and two metal containers, all erected before the adoption of zoning.

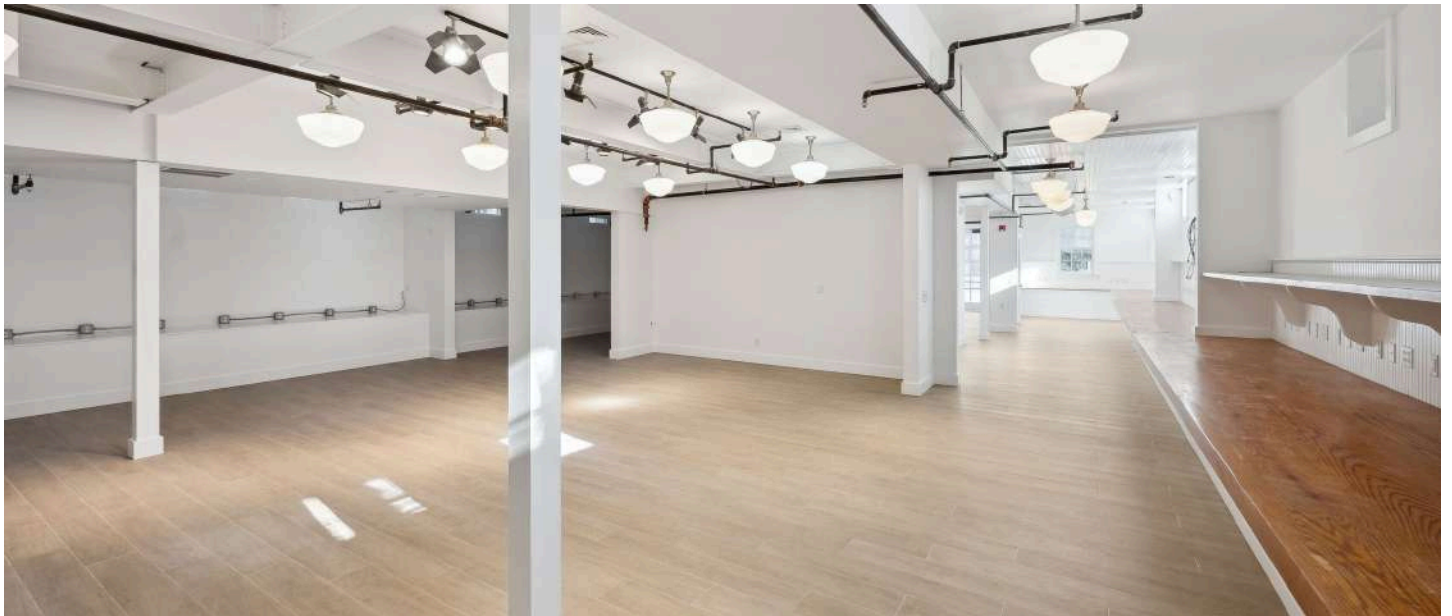
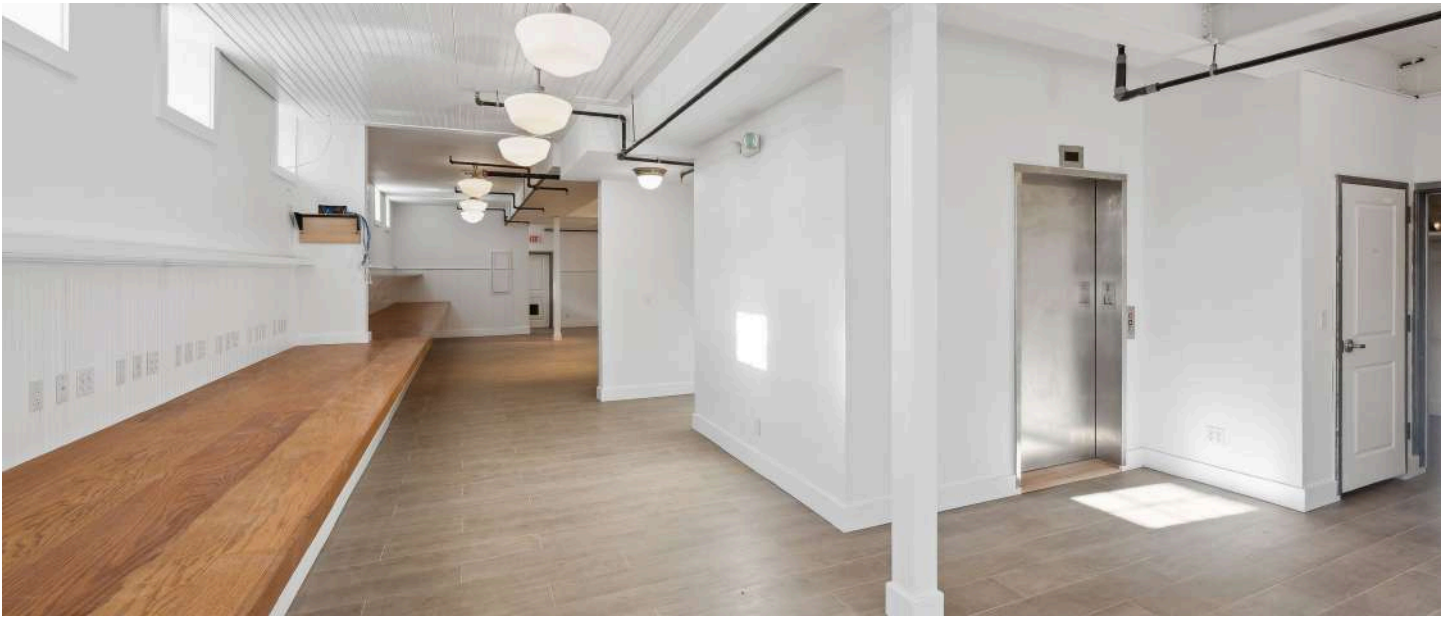
This certificate is issued to R.N.P. DEVELOPMENT CORP. (OWNER, LESSEE OR TENANT)

of the aforesaid structure.

CHIEF BUILDING INSPECTOR







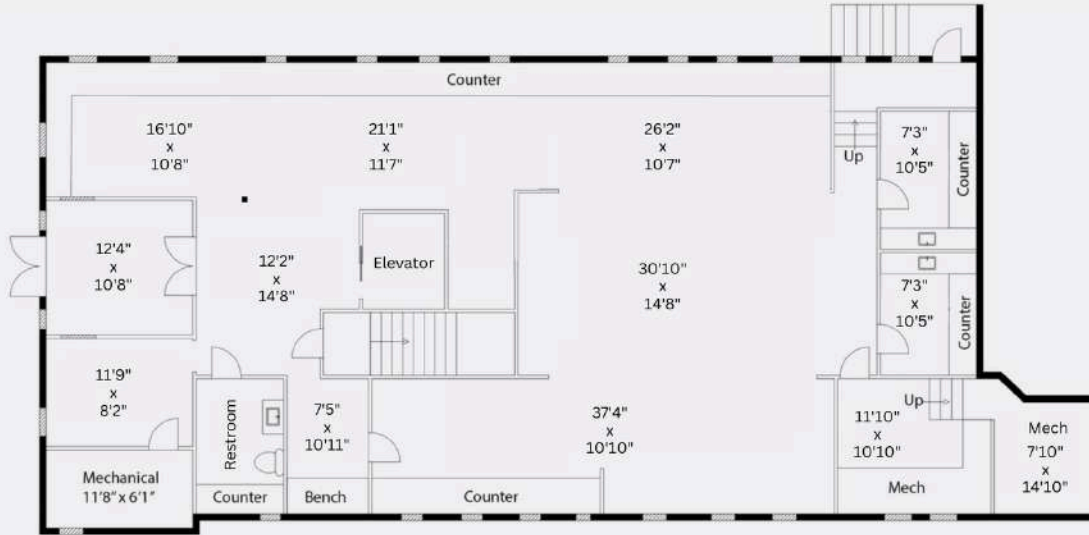




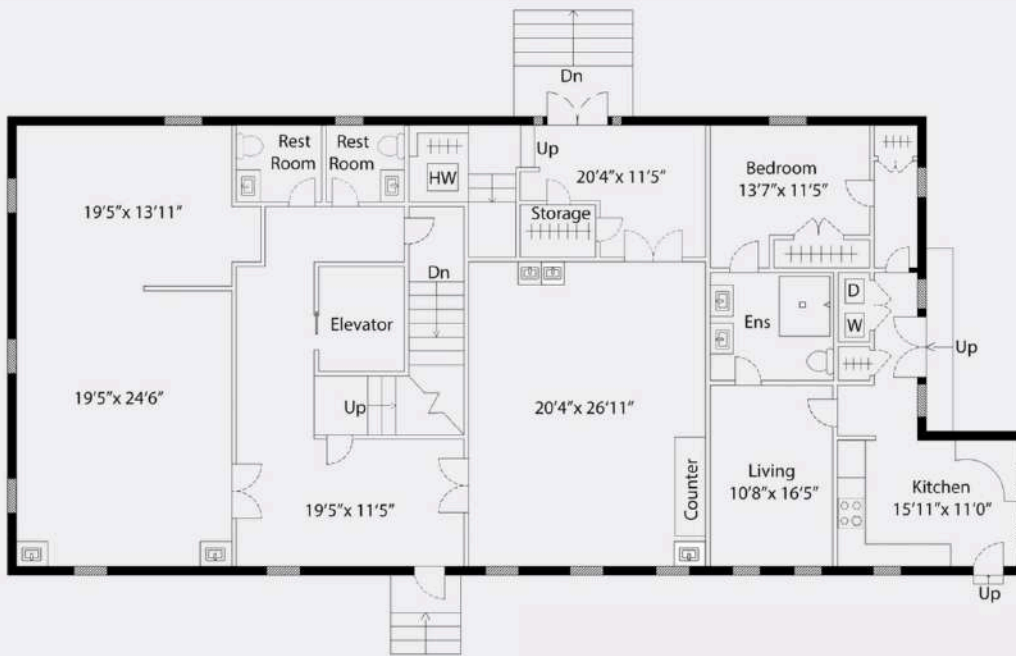


# Floor Plans

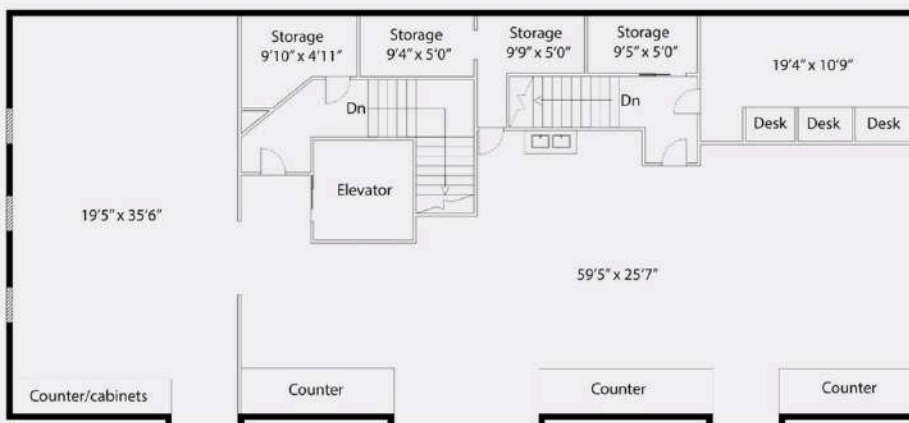
11 Indian Wells Hwy, Amagansett



**Lower Level Plan**  
2,877 Sq Ft Finished  
284 Sq Ft Mechanical



**First Floor Plan**  
3,180 Sq Ft



**Second Floor Plan**  
2,844 Sq Ft

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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**Apprx SqFt:  
8,901**





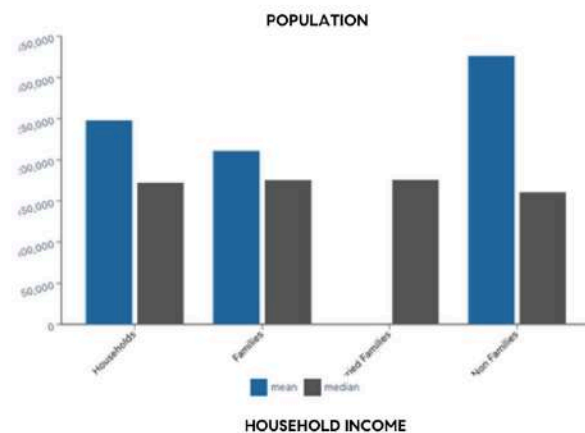
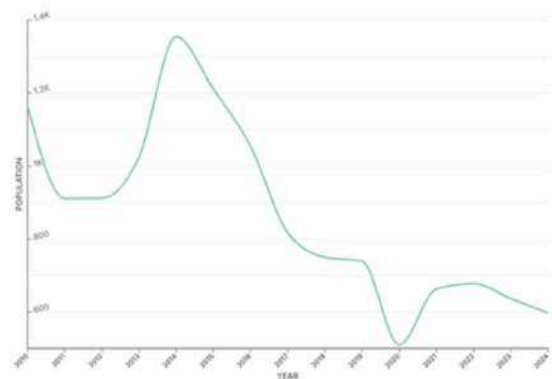
# A M A G A N S E T T

Amagansett is a hamlet in the Town of East Hampton, NY, situated on the South Fork of Long Island. First settled in the late 1600s, its name derives from a Montaukett word meaning "place of good water." The hamlet has long been known for its maritime heritage, with historic sites like the Amagansett Life-Saving Station preserving its seafaring past.

As of 2024, Amagansett has a population of 597, with an average household income of \$247,890. Amagansett's population is currently decreasing by 6.28% annually, and its population has decreased by 17.06% since the previous 2020 census.

With a perfect balance of historic character and modern luxury, Amagansett remains a favorite destination for both residents and visitors. The area is widely regarded for its lively arts and music scene, with venues like Stephen Talkhouse and the nearby Guild Hall hosting live performances and cultural events.

The area offers a mix of boutique shopping, farm-to-table dining, and outdoor activities, from walking the trails at the Amagansett National Wildlife Refuge to exploring the local beaches. Dining options range from upscale fare like Il Buco al Mare and Nick & Toni's, to more informal settings like Coche Comedor and Rosie's.



## PARKS

## ACCOMODATION

## ATTRACTIONS

## SHOPPING

- |                         |                        |                              |                     |
|-------------------------|------------------------|------------------------------|---------------------|
| • Napeague State Park   | • The Roundtree        | • Stephen Talkhouse          | • Amagansett Square |
| • Fresh Pond Park       | • Journey East Hampton | • Indian Wells Beach         | • Lazypoint Variety |
| • Amagansett Youth Park | • Mill House Inn       | • East Hampton Marine Museum | • Henry Lehr        |
| • Dennistown Bell Park  | • Huntting Inn         | • Amber Waves Farm           | • Ulla Johnson      |

# COMPASS COMMERCIAL



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ADVISORY TEAM