

17 Washington Street  
A Rare Gem in Sag Harbor Village  
Prime Retail Building With Apartment







TWO  
HOUR  
PARKING  
6AM-6PM

NO PARKING  
4AM-6AM

APARTMENT  
FOR RENT

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HUDSON  
GRACE

KATIE  
LEEDE &  
CO

ED JONES  
TEXTILES

330i

NEW YORK  
KMC-8302



# Sag Harbor Village

## Prime Retail Building With Apartment!

17 Washington Street is now available for the first time in over a decade. A rare opportunity to own a piece of the Sag Harbor Village Business district. This truly safe investment is visible from the Cinema and Main Street offering an attractive and rarely available location for retail. The Sag Harbor Village center is consistently in the most demand with a commercial district that stays active year round. Currently the 1,000 sq ft ground floor retail store is occupied by Hudson Grace and is in great condition. The storefront also has access to a ground level outdoor patio. Upstairs, awaits a gorgeous 2 bedroom, 1 bathroom apartment with its own balcony/terrace. The apartment is newly renovated and finished to perfection. This is a completely stand alone 2,000 sq ft structure not including the full basement for storage. Zoned Village Business. An attainable asset for a business operator or investor as this building will never sit vacant in the most desirable downtown of the Hamptons.

Asking Price: \$3,550,000



EXIT

WIDGET FLE  
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STAYTOMS

















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