



THOMAS J. MCCARTHY REAL ESTATE

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thomasjmccarthy.com

EXCLUSIVE

38-44 Front St. | Greenport, NY 11944 | MLS®
#989877

\$2,950,000

Commercial Sale
MLS® #989877



Conceptual Rendering

Greenport's Premier Mixed-Use Investment

WHAT'S AVAILABLE

- 9,041 sq ft mixed-use building across 2 stories, 4 units
- 2,912 sq ft available for immediate occupancy
- Prime Growth Opportunity
- Unique ground-floor opportunity in Greenport
- In-place income with upside
- Accessible entrance and common areas
- Prime Front Street frontage on Greenport's busiest block



*Conceptual rendering
Final design may vary.

Conceptual Rendering

THE NUMBERS

Price:	\$2,950,000
Building:	9,041 sq ft total
Available:	2,912 sq ft
Units:	4 total / 1 residential
Zoning:	CR

LOCATION

Front Street is Greenport's main commercial artery, and 38-44 is right in the middle of it. Steps from the ferry terminal, the marina, and the village's top restaurants and shops, this block sees a steady mix of year-round locals, boaters, and the tourists who make Greenport one of the East End's most-visited destinations. The foot traffic here is authentic, consistent, and seasonally amplified.

PERMITTED USES

- Retail storefront or boutique shop
- Perfect for restaurant, cafe, or food & beverage
- Varied uses under Greenport's new CR Zoning
- Flexible building for flexible business



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GREENPORT'S PREMIER FRONT STREET INVESTMENT

Mixed-Use | In-Place Income | 2,912 SF Available Now



9,041

Total Sq Ft Building

2,912

Sq Ft Available Now

4

Total Units in Building

WHY THIS WORKS

- Prime Front Street address on Greenport's most trafficked block
- Existing cash flow with clear upside on available space
- Steps from the ferry terminal, Mitchell Park, & public marina
- Constant foot traffic from tourists, boaters, and day-trippers
- Adaptable space for a variety of operators

THE MARKET

- Greenport is the East End's fastest-growing destination village
- Year-round harbor town with a strong seasonal surge
- Ferry and boater traffic drives consistent daily foot traffic
- Both local & vacation community w/ high net-worth residents
- Limited commercial inventory keeps vacancy and rents tight

ABOUT THE BUILDING

38–44 Front Street is one of Front Street's most exclusive commercial offerings, positioned for both immediate income and long-term upside. This two-story mixed-use building sits steps from the ferry terminal, marina, and Mitchell Park—the village's central waterfront destination driving consistent year-round foot traffic through deep-water docking and numerous events & festivals. Spanning 9,041 square feet across four units, the property produces in-place income while offering 2,912 square feet of space available today. Rare scale, irreplaceable location, and limited availability in the core of Greenport's most active commercial corridor.

WHAT'S INCLUDED

- 9,041 sq ft across 2 stories, 4 units total
- 2,912 sq ft available for immediate occupancy
- Dual Frontage on both Front St & Adams St
- Public sewer and water, propane available
- Once-in-a-lifetime purchase opportunity

Thomas J. McCarthy

Broker / Owner

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