

# Former Southampton Village Art Deco-Style Car Dealer Sells For \$2.25 Million

Greg Wehner | 9/30/2019



An Art Deco-style former car dealership next to Lake Agawam in Southampton Village sold last month for \$2.25 million — and even though the previous owners had obtained a demolition permit in an effort to attract a buyer, the new owners say they do not plan to tear the iconic structure down.

In fact, David and Simone Levinson, who purchased the former B&M Automotive building at the corner of Pond Lane and Hill Street, plan to give the building a face-lift and clean up the inside, with hopes that they can attract a tenant by springtime, according to Hal Zwick, the director of commercial real estate at Town and Country Real Estate.

Mr. Zwick represented the Levinsons during the purchase, and he said last week that the short-term plans are to make the building presentable. The long-term plan, he said, remains to be seen.

He explained that until the village gets a sewer district in place, the permitted uses on the lot are restricted to dry uses.

Former Southampton Town Supervisor Linda Kabot, who works as a real estate agent, confirmed in early September that the building was sold on August 22.

Last week, Ms. Kabot said sewers would open the doors for the new owners to possibly open a restaurant at the property — but the Suffolk County Health Department would not allow wet uses until a sewer district is in place.

Ms. Kabot represented the former owners of the property, the Hauquitz family, throughout the sale and helped them obtain the certificate of appropriateness that could allow the building to be demolished back in 2018. In 2018, the 5,600-square-foot building was on the market for \$4.2 million, but the Hauquitz family settled for less.

At the time, Ms. Kabot said property investors had shown interest in the building, although an offer was never made, because potential buyers didn't know if they would be able to tear down the building.

Despite dating back to 1951 and displaying many aspects of the Art Deco-style — including being made of stucco and sheet metal, having large plate glass windows, and being curved in shape — Ms. Kabot said the building was not listed as historical in village documents.

Southampton Village Mayor Jesse Warren said he was happy to hear the building had been sold and potentially rescued from the wrecking ball.

"I love to see investment in our village, and I'm very excited for the potential plans of the new owner," he said, adding he has not heard what the owner wants to do with the property. "I'm actually very excited about this, because I think it can be an amazing hub for us, and, obviously, its proximity to Agawam Park would make it even more exciting."

Mr. Warren added that he wants to help them in any way that he can to make sure they are successful, even offering the village's assistance to put in a nitrogen-reducing septic system, if needed.