

# LIVE/WORK RETAIL BUILDING WITH APARTMENT

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404 MONTAUK HIGHWAY, EAST HAMPTON



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2287 MONTAUK HIGHWAY, BRIDGEHAMPTON (631) 537-5454



### LIVE/WORK- RETAIL BUILDING WITH APARTMENT IN EAST HAMPTON

This recently renovated 2,515+/- sq. ft. 2-story property (1,570+/- sq. ft. on the first floor and 945+/- sq. ft. on the second floor) is located South of the Highway between East Hampton and Amagansett. Great visibility. It was completely renovated two years ago, including a storage basement with 12' ceiling, roof-mounted solar panels, and a new foundation. There are two patios and a 575+/- sq. ft. detached-frame 2-story garage with a 575+/- sq. ft. apartment on the second level with a single bedroom and full bath. Plus, 12 parking spots.

**Exclusive \$3,145,000 | Listing #915480**

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#### Lee Minetree

Licensed Associate Real Estate Broker

Cell: (516) 729-7963

LMinetree@Saunders.com





MAIN BUILDING INTERIORS



MAIN BUILDING INTERIORS





BASEMENT  
EXTERIOR PATIO



GARAGE



IMAGE ENHANCED

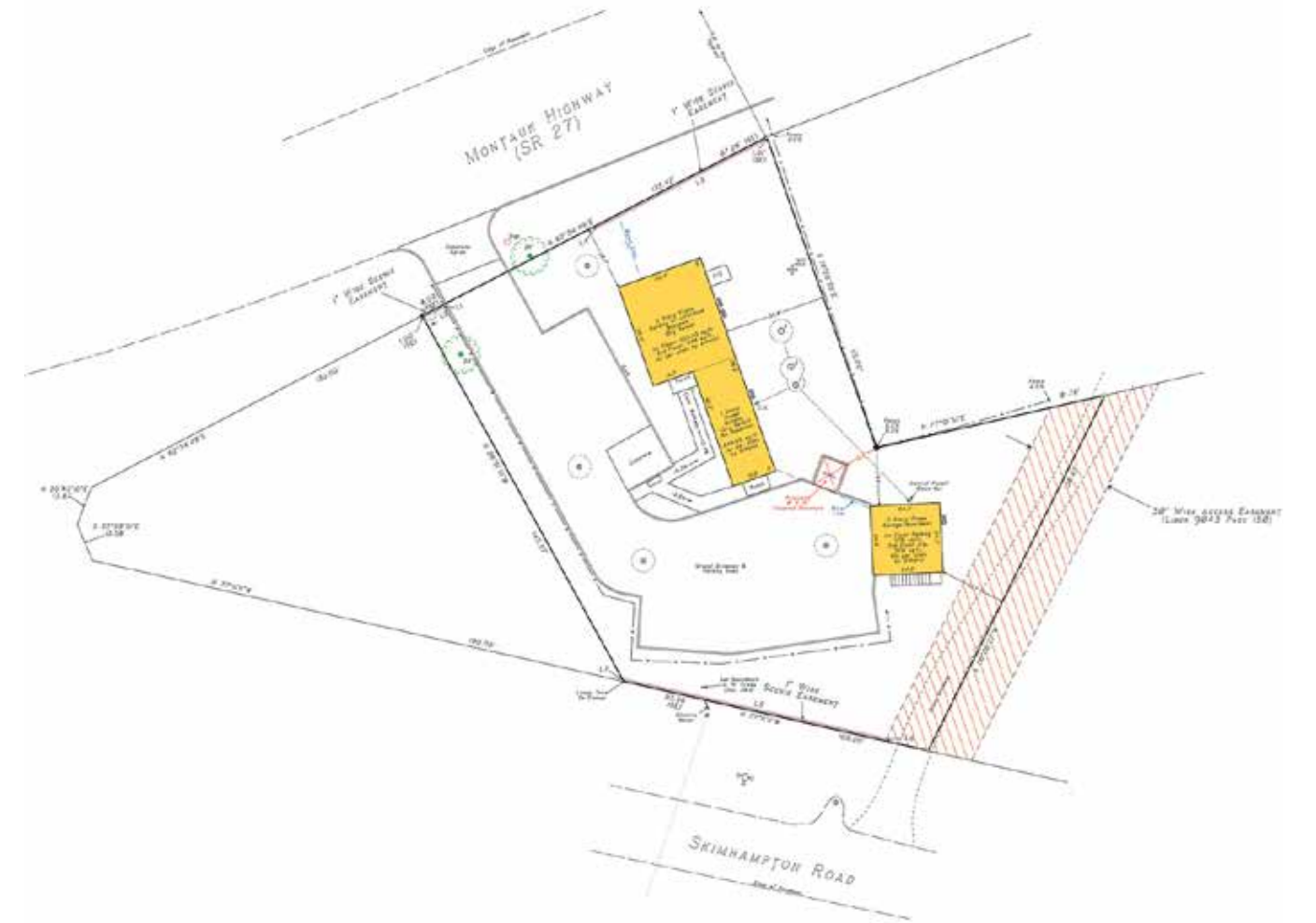
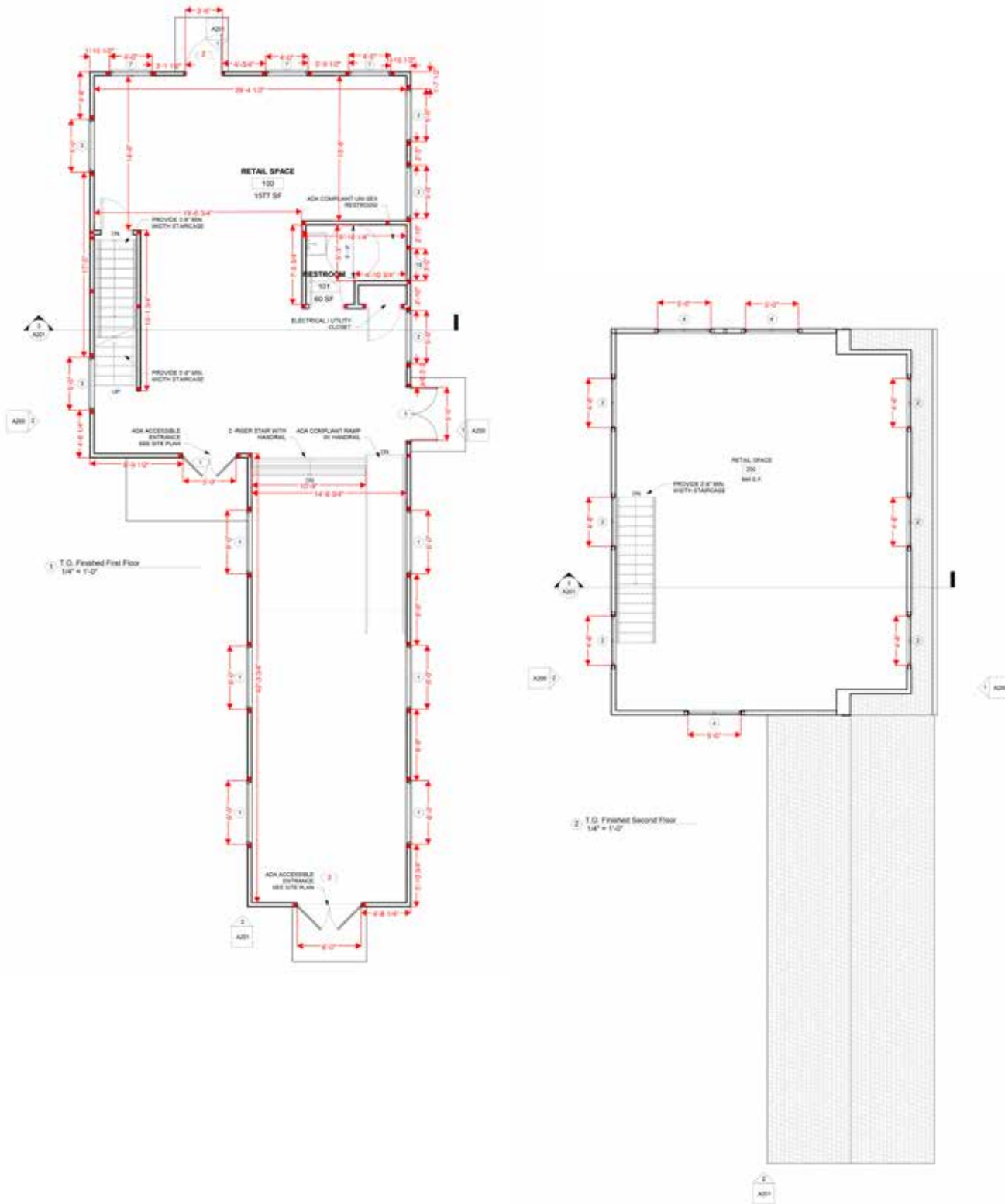


APARTMENT KITCHEN AND BEDROOM



BATHROOM  
EXTERIOR APARTMENT/GARAGE





# 404 Montauk Highway, East Hampton

Listing ID: 915480 | Tax Map #: 0300-189.000-0001-006.001 | Listing Price: \$3,145,000



**Bathrooms:** 1.5

**Acres:** .59+/-

**Building Size:** 3,090+/- Sq. Ft.

**Built:** 1795; Renovated 2022

**Features:** Solar panels, basement for storage, new foundation,  
detached 2-story garage with apartment, 2 patios

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