

84 S EMERSON AVE, MONTAUK

Oceanfront Hotel For Sale

Pristine Commercial Asset in Montauk's Downtown Core



COMPASS
COMMERCIAL





Rare Oceanfront Hospitality Opportunity in Montauk, New York

A Timeless Montauk Treasure – Spanning along prized ocean beaches in the heart of downtown Montauk, this once-in-a-generation hotel presents a rare chance to own an irreplaceable piece of the Hamptons’ coastal legacy. The location strikes a delicate balance between amenitized beach living and the “global surf destination” energy of Montauk’s natural offerings, restaurants, boutiques, and nightlife, making it an exceptional destination for both locals and visitors.

Untapped Potential With Room To Reimagine – Set on **.54 acres**, the two-story structure includes **26 hotel keys**, most of which offering unobstructed ocean views and a seamless connection to the natural beauty that defines Montauk. Three additional “flex” rooms, staff quarters, ample dry storage space, & a reception / office. With possibilities for renovation, the property invites a discerning buyer to bring a fresh take, while preserving the understated elegance that defines Montauk.

Experience Montauk’s Hospitality Character – The oceanfront pool and lounge area provide an exclusive setting where guests can unwind and take in the sweeping Atlantic vistas. Whether enhancing the existing layout or transforming the property to a new vision, the potential for growth is unmatched. This hotel offers a retreat that feels both historic and timeless.

Prime Zoning For An Oceanfront Gem – Zoned **RS**, this property’s location is among the most desirable in Montauk, creating a rare opportunity to own a hotel along a stretch known for its exclusivity and breathtaking natural surroundings. Whether arriving by private vessel to one of the many marinas in Montauk or by air at nearby aviation facilities, this property is perfectly positioned to cater to those who value seamless connections between relaxation and adventure.

As the demand for overnight stays continues to soar in Montauk, this property’s central location and sweeping ocean views make it a unique offering in a market defined by its exclusivity. The chance to acquire such a highly coveted piece of Montauk’s hospitality scene is truly once-in-a-lifetime.

Surrounding Neighbors:

Montauk Blue Hotel, IGA Montauk, Aqualina Inn, Ocean Resort Inn, Anthony’s Pancake House, MTK Lobster House, Pizza Village, John’s Drive-In, The Montauk Beach House, Marram

Price Upon Request

Inquire with the Hamptons Commercial RE Team for additional information.

Tax ID #: 0300-050.00-01.00-027.001

2023 Town Tax Bill: \$23,701.86











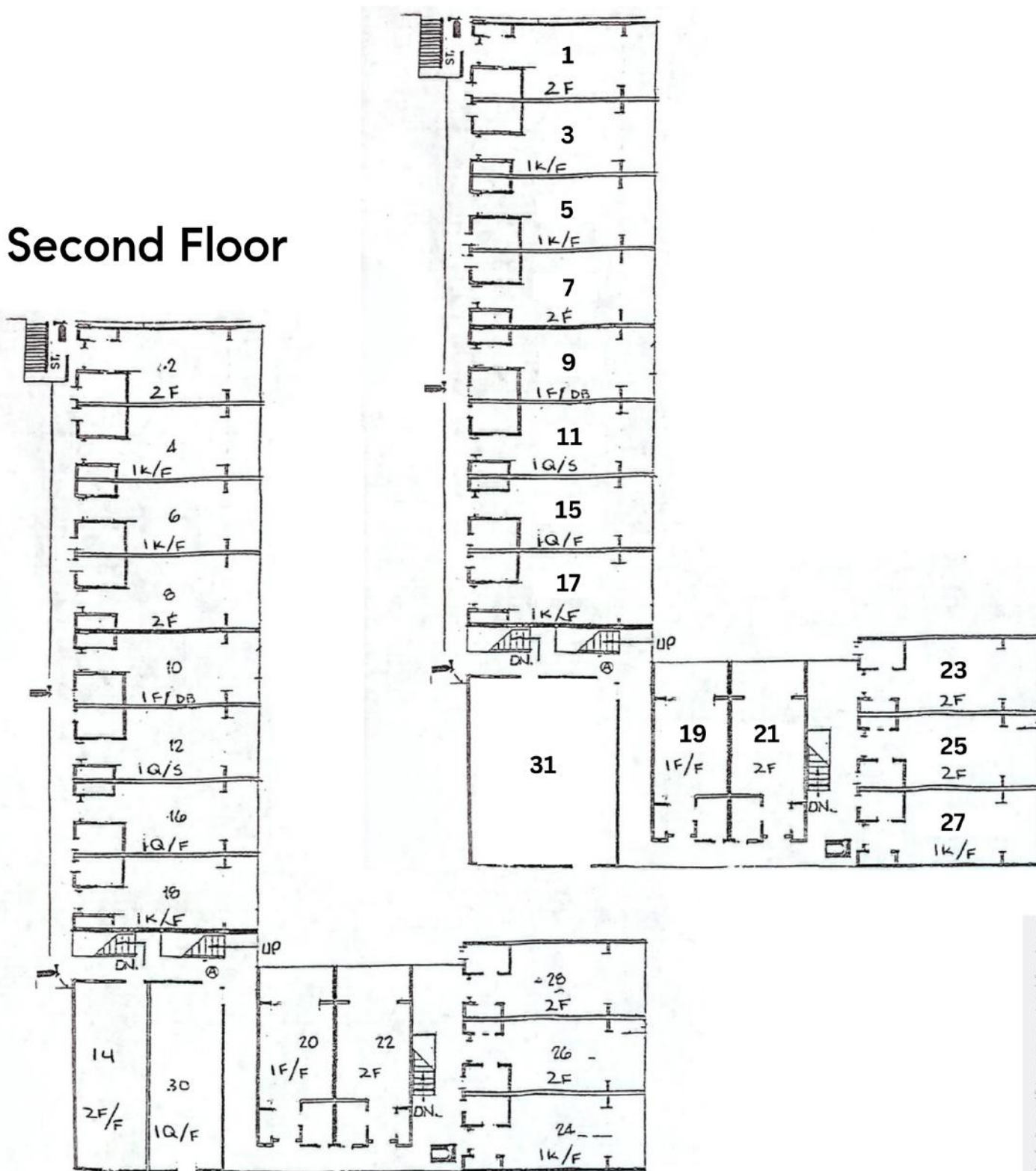






First Floor

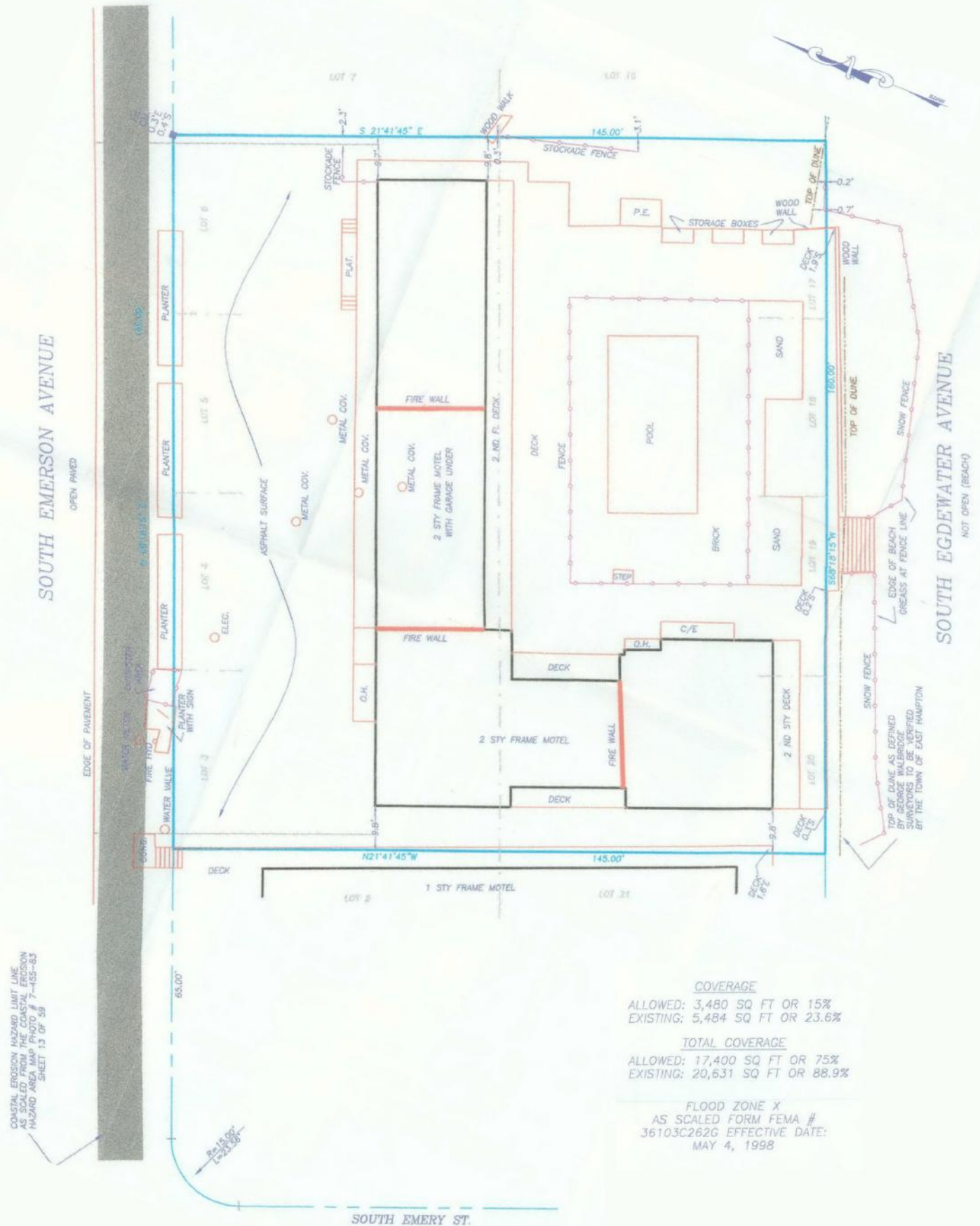
Second Floor



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 Acreage:
 0.533**

List of Businesses

MONTAUK HWY NORTH SIDE

- 1 New York Pilates Montauk
- 2 7-Eleven
- 3 Strawberry Fields Flowers & Gifts
- 4 Puff & Putt Family Fun Center
- 5 Montauk General Store
- 6 John's Drive-In
- 7 John's Pancake House
- 8 The Candied Anchor
- 9 Harbor Pet Montauk
- 10 Chase Bank
- 11 Whites Liquor
- 12 Becker Home Center Inc.

MONTAUK HWY SOUTH SIDE

- 13 IGA - Montauk
- 14 Balsam Farms Montauk Market
- 15 Memory Motel & Bar
- 16 Naturally Good
- 17 Pizza Village
- 18 Montauk Corner Store
- 19 Anthony's Pancake House
- 20 Sundae Donuts Montauk
- 21 MTK Lobster House
- 22 M&R DELI
- 23 Hampton Coffee Company
- 24 The Record Shop

SO. ELMWOOD AVE NORTH SIDE

- 25 Left Hand Coffee
- 26 Round Swamp Farm Montauk
- 27 Montauk Beer & Soda
- 28 Montauk Laundromat
- 29 The Montauk Beach House

SO. ELMWOOD AVE SOUTH SIDE

- 30 Malibu Motel
- 31 Sunset Surf Shack
- 32 Aqualina Inn Montauk

EMBASSY ST

- 33 Meli G Deli
- 34 Buongiorno Bakery

SO. EMERSON AVE NORTH SIDE

- 35 Paulie's Tackle
- 36 Sole East Beach

SO. EMERSON AVE SOUTH SIDE

- 37 Ocean Surf Resort
- 38 Montauk Blue Hotel
- 39 Royal Atlantic Beach Resort

SO. EMERY ST

- 40 Harvest on Fort Pond

SO. ERIE AVE

- 41 Blade + Salt Pizza and Good Food
- 42 Montauk Brewing Company
- 43 Street Food



Montauk

COMPASS

SO. ETNA AVE

- 44 Montauk Distilling Co. Tasting Space
- 45 Montauk Seafood Co Inc
- 46 Joni's Cafe
- 47 Goldberg's Bagels
- 48 Continental Market
- 49 Naturally Good Sushi
- 50 Ralph's Italian Ices & Ice Cream

SO. EUCLID AVE

- 51 Fro-Yo & Gelato
- 52 Taok at Trail's End
- 53 United States Postal Service
- 54 Pete's Potting Shed
- 55 Pamela's New Beginning Hair

THE PLAZA

- 56 Montauk Bake Shoppe
- 57 Montauk Liquors & Wines Inc.
- 58 Dime Community Bank
- 59 Deborah Thompson Day Spa
- 60 Fudge N Stuff
- 61 Munch Box
- 62 Henry's Hair Design
- 63 Montauk Flight House
- 64 Homeport
- 65 Whites of Montauk

Montauk

Montauk is the furthest point east on Long Island located just 111 miles east of Manhattan in the Town of East Hampton. The area was settled in 1614 and has held important roles such as; strategic location during WW2, having the oldest cattle ranch in America, and endless recreational opportunities. The estates, beaches, restaurants, shops, parks, preserves, farms, wineries, and proximity to New York City that Montauk has attracts international appeal.

In 2019, Montauk, NY had a population of 3.69k people with a median age of 56.8 and a median household income of \$96,389. Between 2018 and 2019 the population of Montauk grew from 3,655 to 3,685, a 0.821% increase, and its median household income grew from \$95,278 to \$96,389, a 1.17% increase.

The 5 largest ethnic groups in Montauk, NY are:

White (Non-Hispanic) (78.3%)

White (Hispanic) (11.6%)

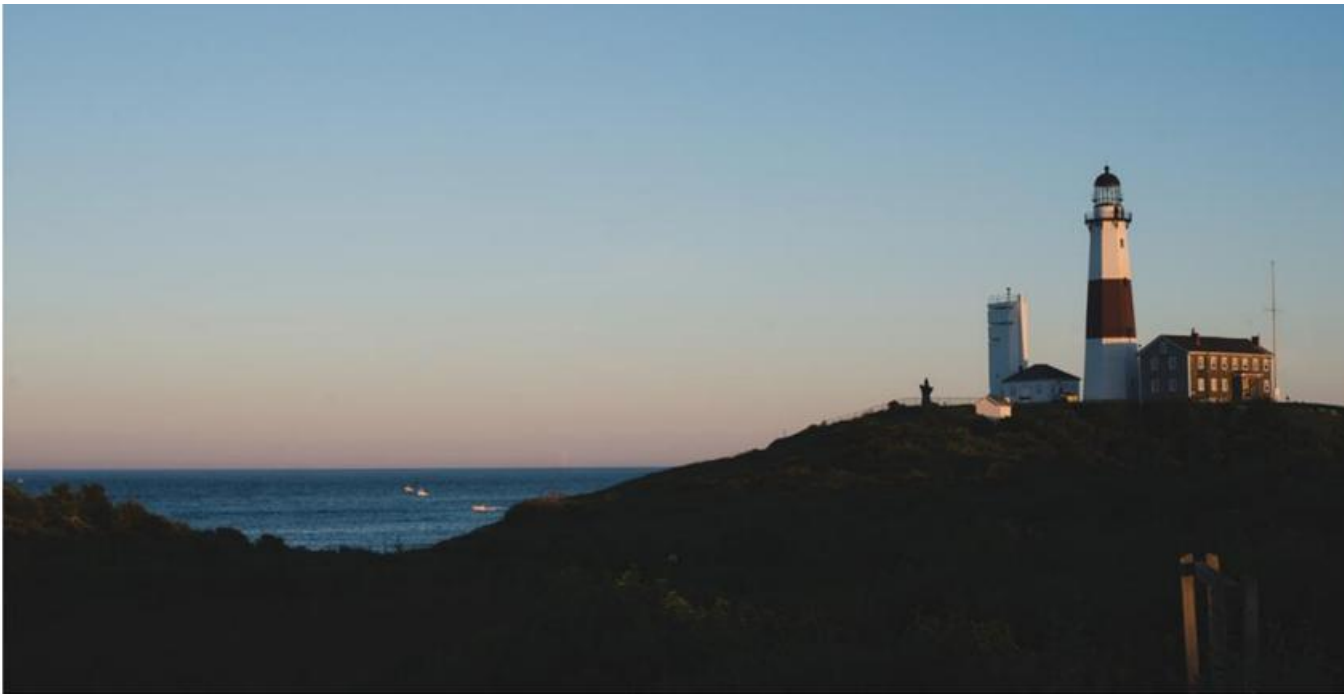
Black or African American (Non-Hispanic) (7.25%)

Asian (Non-Hispanic) (1.22%)

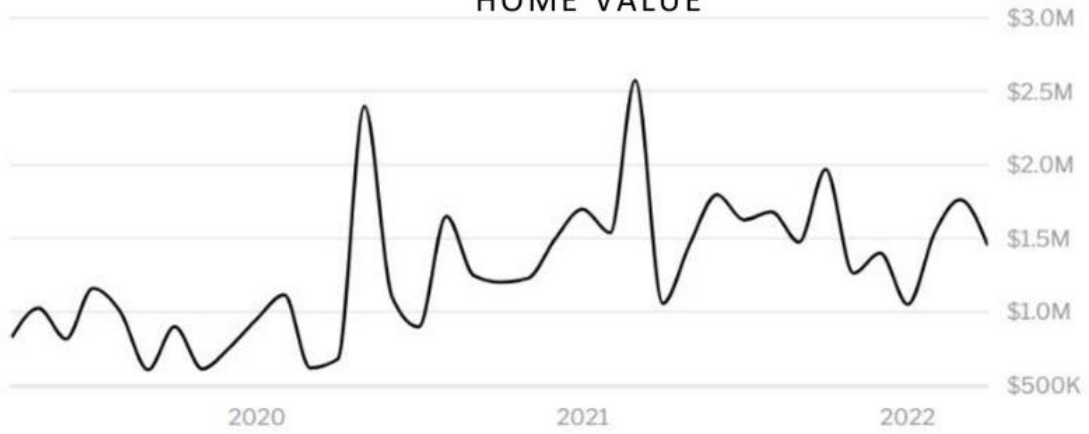
Two+ (Non-Hispanic) (0.974%)

During the 18th and 19th centuries, fishing, farming and ranching were the predominant industries. Montauk was almost turned into an English Style Resort by then-owner Carl Fisher – who designed the Downtown and general layout of Montauk Point. Today, Montauk has the highest concentration of hotels and preserved land in the Hamptons; giving visitors and residents reason to attend the local music festivals, food services, and recreation.

Montauk is served by Montauk Highway (NY 27A). Montauk Highway serves as the "Main Street" of many hamlets and villages along the south shore of Long Island. The Long Island Rail Road provides limited rail service seven days per week via the Montauk Branch connecting Montauk and New York City. There is also a small regional airport.



HOME VALUE



INCOME DISTRIBUTION



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