

290 MONTAUK HWY, EAST HAMPTON

East Hampton Village Mainstay

Popular Restaurant & Bar Inside The Village Border With Wainscott



COMPASS
COMMERCIAL



Key Details

Highly Visible Restaurant & Bar On Montauk Highway With An Established Following

As you enter the East Hampton Village border from Wainscott, Montauk Highway becomes notably wooded with only a handful of commercial parcels fronting the highway as the scenery shifts to that of some of the world's most valuable estates. Convenient access is a top priority for local residents and passing patrons who frequent these coveted commercial assets.

Featuring **340ft of frontage** on Montauk Hwy, **290 Montauk Hwy** offers a single story restaurant & bar with **116-seats** across a **~3,700sf** interior space situated comfortably on a **2.246-acre** site.

The front of house is designed as a refined, yet relaxed American style bistro. Full service kitchen.

Opportunity to maximize this restaurant's presence on Montauk Highway as you enter East Hampton Village by catering offerings to attract attention from a variety of local estate sections.

Surrounding Neighbors:

The Clubhouse, Wainscott Farms, Serena & Lily, Barry's Wainscott, Levain Bakery, Goldberg's Bagels, SOFO Sandwich Co, La Capannina, Wainscott Inn, Red Horse Market, Kizzy T's, Apple Bank, Spa 27

Inquire with the Hamptons Commercial RE Team for additional information.

Tax Map #: 472401 472402 006000 0001 004001 0001

2023 Town Taxes - \$5,164.06

2023 Village Taxes - \$3,416.60



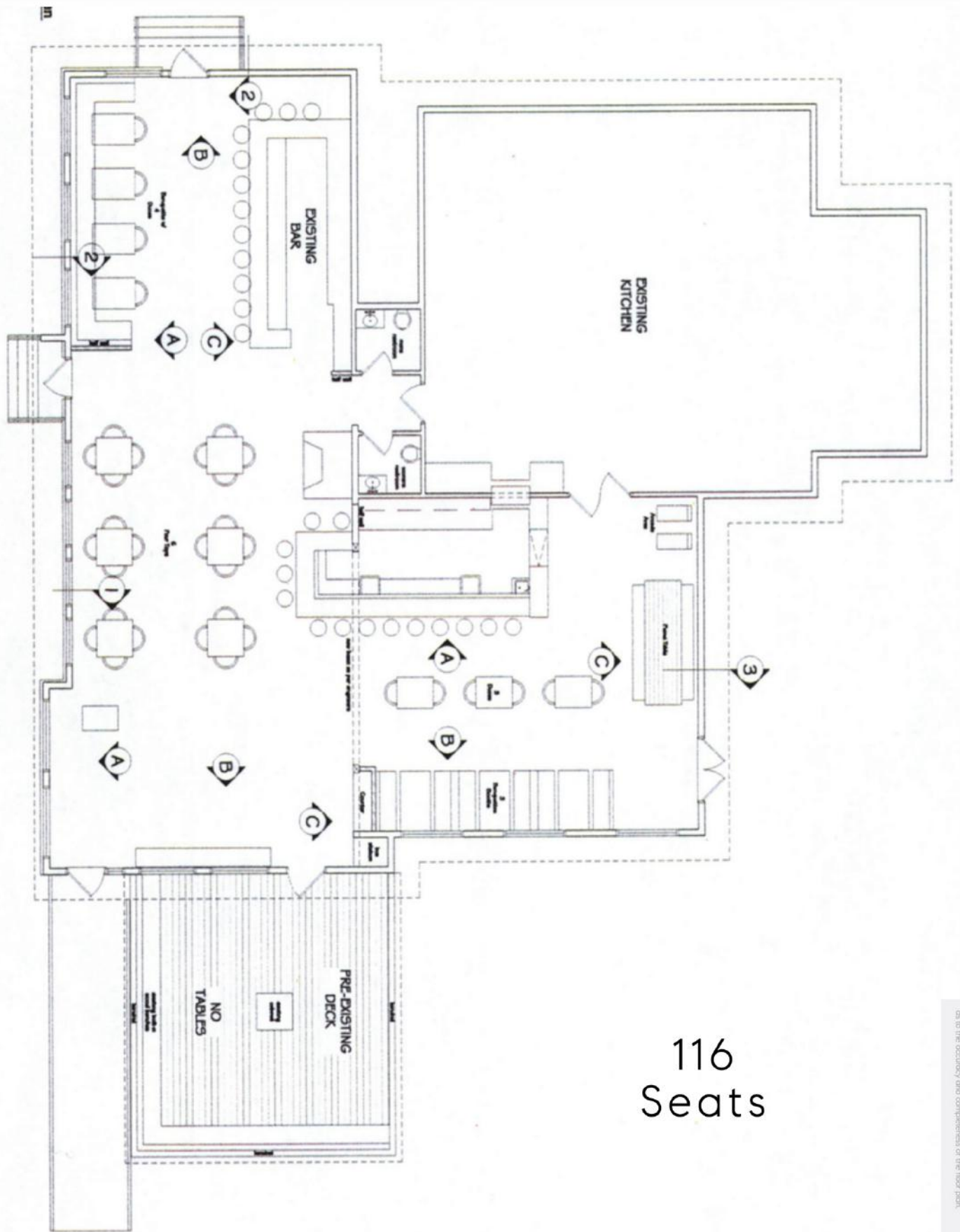












116
Seats

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.

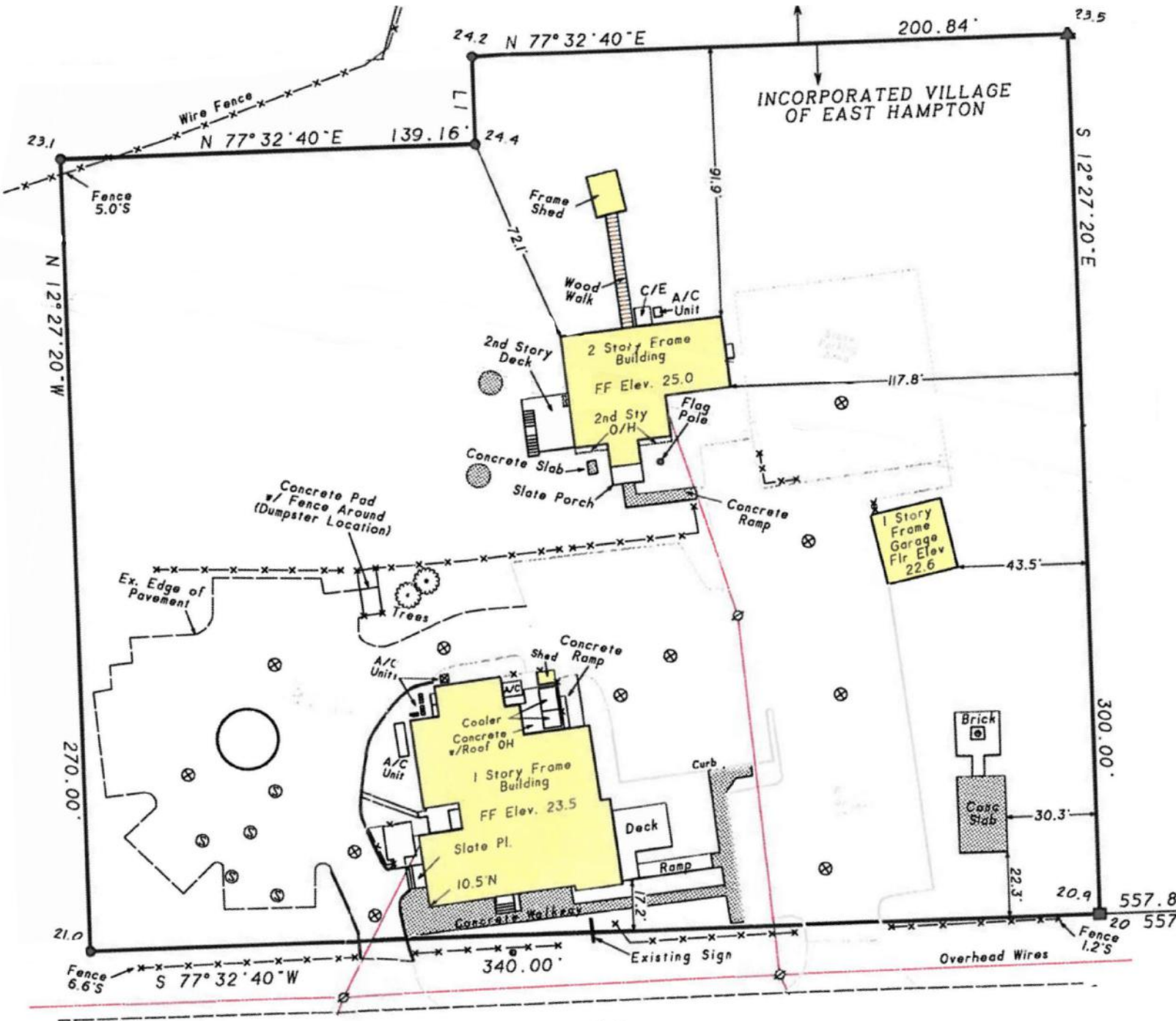


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Apprx Sq. Ft.:
3,700

Survey

290 Montauk Hwy, East Hampton



MONTAUK HIGHWAY

CALCULATIONS BASED ON CURRENT CODE ADOPTED ON JUNE 19, 2015
COVERAGE CALCULATIONS
 Permitted: 16,282 sq.ft. (10% of Lot Area - 6,500 sq.ft.)
 Existing: 32,428 sq.ft.

MAXIMUM GROSS FLOOR AREA OF PRINCIPAL DWELLINGS:
 Permitted: 8,334 sq.ft. (1% of Lot Area - 5,400 sq.ft. (20,000 sq.ft. max.))
 Existing: Total square footage not measured
 (North) 2 Story Frame Bldg. Footprint: 1,843 sq.ft.
 (South) 1 Story Frame Bldg. Footprint: 3,864 sq.ft.

MAXIMUM GROSS FLOOR AREA OF ACCESSORY BUILDINGS:
 Permitted: 1,489 sq.ft. (0.5% of Lot Area - 1,000 sq.ft.)
 Existing: Total square footage not measured
 Garage Footprint: 586 sq.ft.
 Shed Footprints: 171 sq.ft.
 Cooler Footprints: 81

CALCULATIONS BASED ON CODE PRIOR TO JUNE 19, 2015
COVERAGE CALCULATIONS
 Permitted: 20,065 sq.ft. (120% of Lot Area - 500 sq.ft.)
 Existing: 32,428 sq.ft.

MAXIMUM GROSS FLOOR AREA OF PRINCIPAL DWELLINGS:
 Permitted: 10,782 sq.ft. (10% of Lot Area - 1000 sq.ft. (20,000 sq.ft. max.))
 Existing: Total square footage not measured
 (North) 2 Story Frame Bldg. Footprint: 1,843 sq.ft.
 (South) 1 Story Frame Bldg. Footprint: 3,864 sq.ft.

MAXIMUM GROSS FLOOR AREA OF ACCESSORY BUILDINGS:
 Permitted: 2,156 sq.ft. (2% of Lot Area - 200 sq.ft.)
 Existing: Total square footage not measured
 Garage Footprint: 586 sq.ft.
 Shed Footprints: 171 sq.ft.
 Cooler Footprints: 81

AREA: 97.825 sq.ft.
 or 2.2458 acres



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**Apprx Acreage:
 2.246**

Site Plan

290 Montauk Hwy, East Hampton



MONTAUK HIGHWAY

PROPERTY DESCRIPTION:

	EXISTING	PROPOSED	% CHANGE
LOT AREA	97,825 s.f.	97,825 s.f.	NONE
GROSS FLOOR AREA	6,209 s.f.	6,209 s.f.	NONE
PERCENT EXPANSION	NONE	NONE	NONE
BUILDINGS	6,209 s.f.	6,209 s.f.	NONE
WALKS, DECKS, LANDINGS	1,898 s.f.	2,471 s.f.	23.1%
TOTAL	8,107 s.f.	8,680 s.f.	6.6%
PARKING	17,733 s.f.	24,022 s.f.	35.4%
% COVERAGE	26.4%	33.4%	

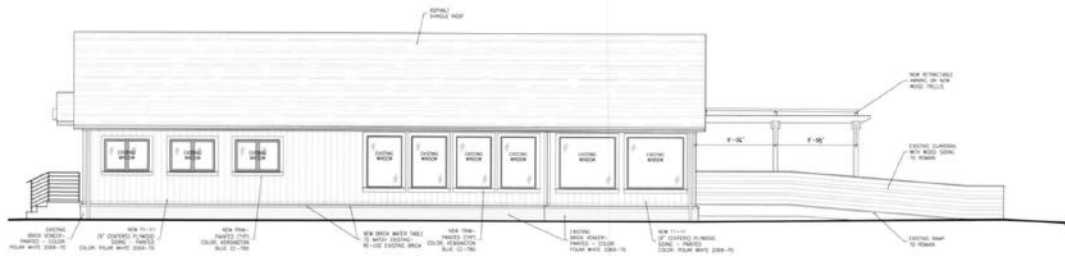


**HAMPTONS COMMERCIAL
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**Apprx Acreage:
2.246**

Elevations

290 Montauk Hwy, East Hampton



SOUTH EXTERIOR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



WEST EXTERIOR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



EAST EXTERIOR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	04/11/2022

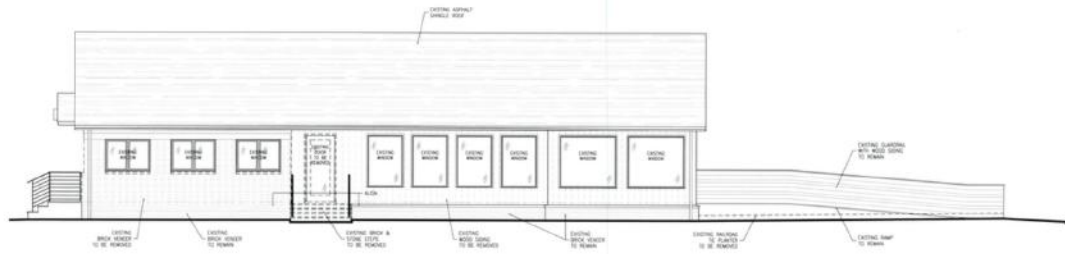
290 MONTAUK HIGHWAY
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EAST HAMPTON VILLAGE
NEW YORK 11957

RENOVATION/ALTERATIONS
BRUNO KEARNEY ARCHITECTS, LLP
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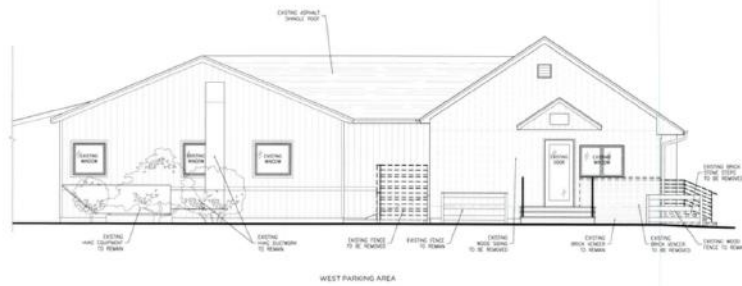
EXTERIOR ELEVATIONS - PROPOSED



3066 **A-201.00**



SOUTH EXTERIOR ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



WEST EXTERIOR ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



EAST EXTERIOR ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS - DEMOLITION



2066 **A-200.00**



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East Hampton

East Hampton is a Village within the Township of East Hampton located just 95 miles east of Manhattan. The area was settled in 1660 and was later incorporated as a village in 1920. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that East Hampton has attracts international appeal.

In 2019, East Hampton, NY had a population of 869 people with a median age of 62.9 and a median household income of \$109,250. Between 2018 and 2019 the population of Southampton, NY declined from 1,034 to 869, a 16% decrease and its median household income grew from \$90,750 to \$109,250, a 20.4% increase.

The 5 largest ethnic groups in East Hampton, NY are:

White (Non-Hispanic) (84.3%)

White (Hispanic) (5.06%)

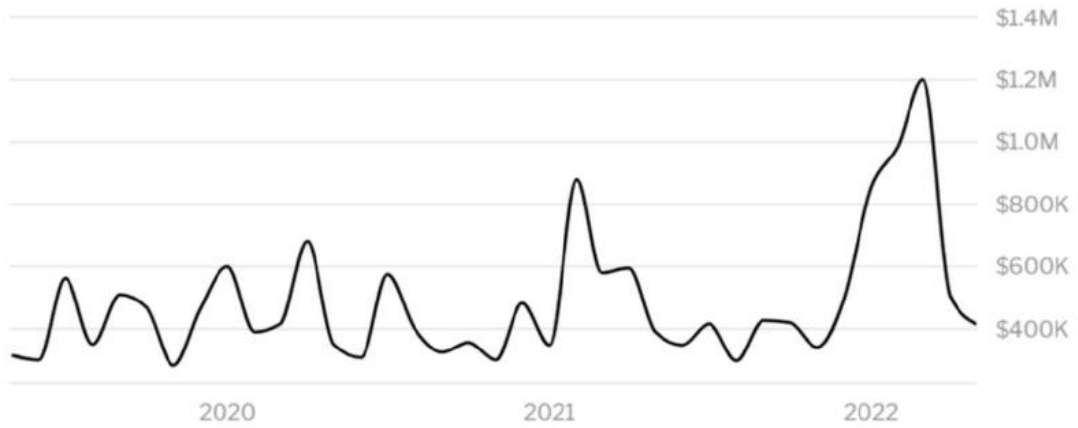
Two+ (Non-Hispanic) (4.49%)

Black or African American (Non-Hispanic) (2.42%)

Asian (Non-Hispanic) (1.61%)

During the 18th and 19th centuries, fishing, farming (especially potatoes and the local sweet corn) and duck raising were the predominant industries. Today, East Hampton is regarded as one of the premier summer resort areas in the country - being home to approximately half of the billionaires who have residences in the eight hamlets and villages that constitute the Hamptons.

East Hampton 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 East Hampton to Montauk and New York City.



HOME VALUE



INCOME DISTRIBUTION



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