

45 S EUCLID AVE, MONTAUK

# Mixed-Use Investment Property

## Prime Downtown Location in Montauk, NY



COMPASS  
COMMERCIAL









## Key Details

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### Mixed Use Investment Property Offering Three Fully Finished Floors in a Prime Downtown Location

Located at **45 South Euclid Ave**, this newly constructed building is in a prime Montauk location surrounded by shops, bars, and restaurants. **Zoned for Central Business**, the space comprises three fully finished levels and provides just under **3,000sf** of versatile space.

The main level features a beautiful great room with an open kitchen, complete with a large center island, Miele and Wolf appliances, and white Carrera marble countertops. A powder room with Lefroy Brooks fixtures and a private bonus area add to the main floor's appeal. Sliding glass doors lead to a private deck that overlooks Fort Pond and the rear of the property.

Upstairs, the property boasts **two separate bedrooms**, two baths with Lefroy Brooks fixtures, and a private balcony. This level also includes a versatile open commercial-use area suitable for living, retail, office, or other purposes. Additional features include open office space and a powder room, with access to a full-height loft that spans the length of the building, perfect for additional storage.

The lower level is fully finished, with two egresses providing ample natural light. It includes a half bathroom, laundry room, & storage/mechanical room. Constructed with top-of-the-line materials, this building offers five HVAC zones, radiant heated wood floors, & high-grade appliances and fixtures.

The property, landscaped with plantings, offers seven designated parking spaces. Ready for occupancy, this is an excellent opportunity to create a home or operate a business with built-in housing on **0.1 Acres** in the heart of Montauk.

Asking Price: \$3,000,000

**Inquire with the Hamptons Commercial RE Team for additional information.**

Tax ID #: 472489 472406 049000 0003 016000 0000

2023 Town Tax Bill: \$4,861.18

































# 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

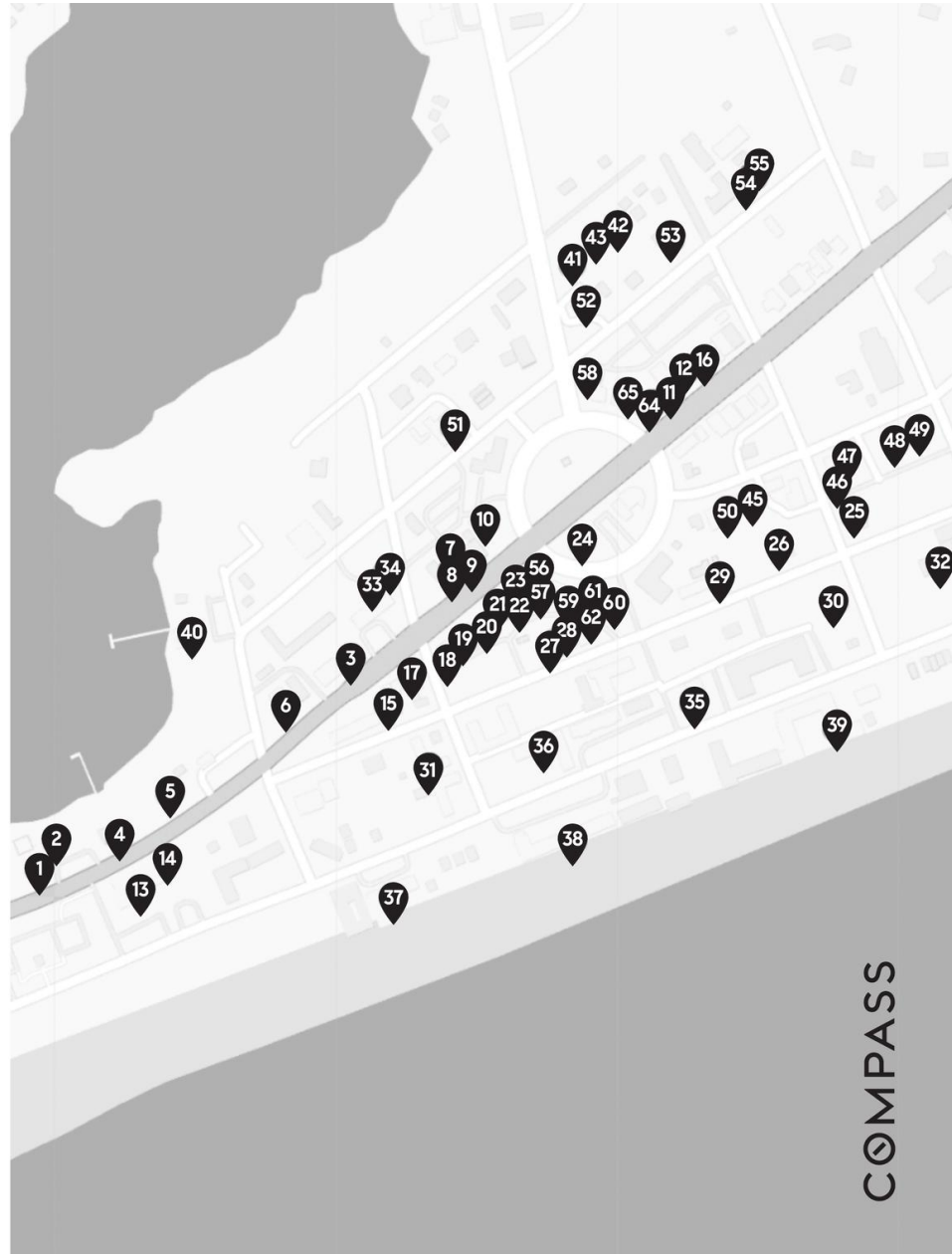
- 37 Ocean Surf Resort
- 38 Montauk Blue Hotel
- 39 Royal Atlantic Beach Resort

## 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



## 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%)

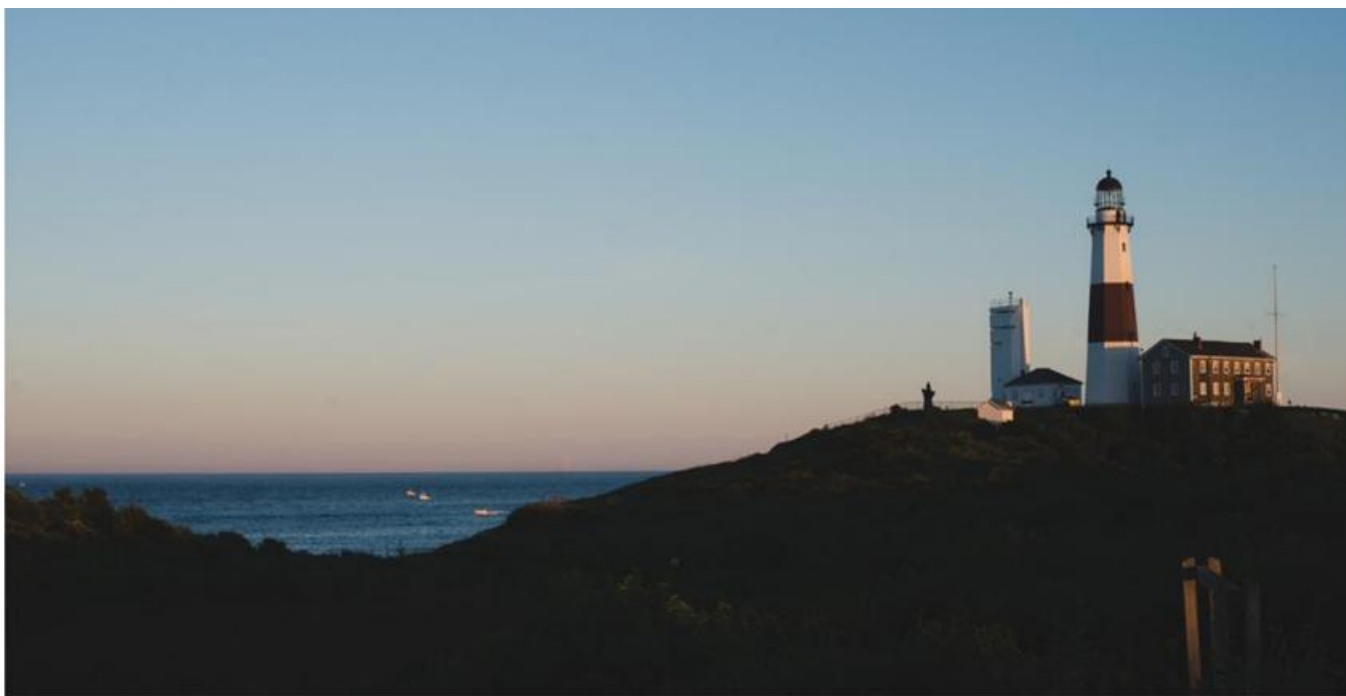
Asian (Non-Hispanic) (1.22%)

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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