

**649 Montauk Hwy.  
Montauk, NY 11954**

Parcel No. 0300-048-00-03-00-041-000

**3,000 SF  
OFFICE  
PROPERTY**

**FOR SALE**

**\$3,600,000**



**555 Marchuska, LLC**

408 Commerce Road, Vestal, NY 13850

**607-343-3232** Voice or Text

# Property Highlights

Ideal Investment Property - Prime Location

Two Stories - 3,000 SF Total

100% Fully Leased

Zoned Commercial

Waterfront Property with Fabulous Ocean Views

Priced at **\$3,600,000**

---

**555 Marchuska, LLC**

408 Commerce Road, Vestal, NY 13850

**607-343-3232** Voice or Text



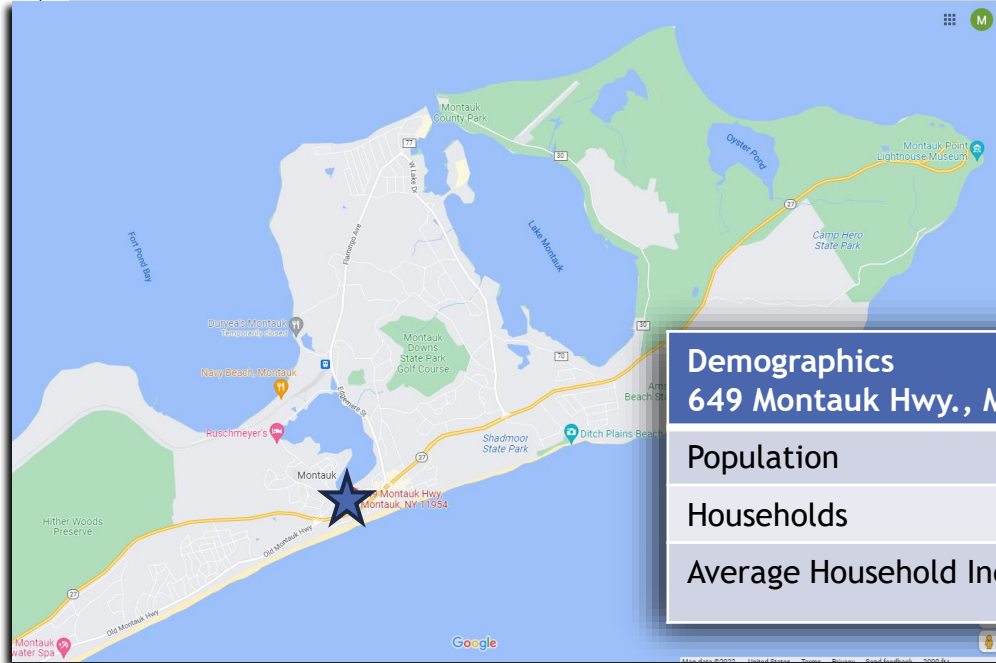
# Property Photos



---

**555 Marchuska, LLC**  
408 Commerce Road, Vestal, NY 13850  
**607-343-3232** Voice or Text

# Additional Information



<b>Demographics</b>	1 Mile
649 Montauk Hwy., Montauk, NY	
<b>Population</b>	4,322
<b>Households</b>	1,580
<b>Average Household Income</b>	\$225,834

**555 Marchuska, LLC**  
408 Commerce Road, Vestal, NY 13850  
**607-343-3232** Voice or Text