

1640 MONTAUK HWY, WATER MILL

Montauk Highway Commercial Compound

Showroom, Warehouses, & Apartment with Prime Highway Exposure



COMPASS
COMMERCIAL



Key Details

Highway Commercial Property – A rare opportunity to own a highly recognized Hamptons commercial property. Offering **320 feet of prime highway frontage**, this iconic commercial site has seen generations of cars pass on their way through the Hamptons, giving you the potential to become the nameplate of this Water Mill cornerstone.

Grandfathered Commercial History – With a 2004 Zoning Variance protecting its commercial operations in a CR40 residential zone, this property remains a haven for business operations. The *auto repair garage, gasoline sales, & vehicle sales/leasing*— are all protected uses for the site, but the mix of office, warehouse, & residential are desired by a variety of East End businesses.

Versatile Structures – The **~1,400sf main showroom** features a beautiful retail and client area on the first floor and a **~1,100sf second-floor apartment**. There is also an attached **~1,100sf quad-bay warehouse garage**. The grade of the property slopes down along Windmill Lane which not only provides ground-level access to the basement of the main building, but also leads to the property's separate rear yard. This gated yard boasts a **~1,400sf dual bay warehouse garage** for expanding operations, accommodating a larger inventory, or a separate business entity.

Unbeatably Visible Corner Lot – Located at the junction of Montauk Highway and Windmill Lane, the **0.68-acre** property benefits from a landmark corner lot position next to 4 acres of preserved land on the highway between Water Mill, Bridgehampton, & Sag Harbor.

Surrounding Neighbors:

Rêver Motors, Hertz Car Rental, Bridgehampton PSEG, Ray Smith & Associates,
The Milk Pail, Atlantic Golf Club, The Bridge Golf Club

\$4,500,000

Contact the Hamptons Commercial RE Team for additional information.

Tax Map ID #: 473689 084.000-0001-039.000

Town Tax Bill 2023: \$4,298.88



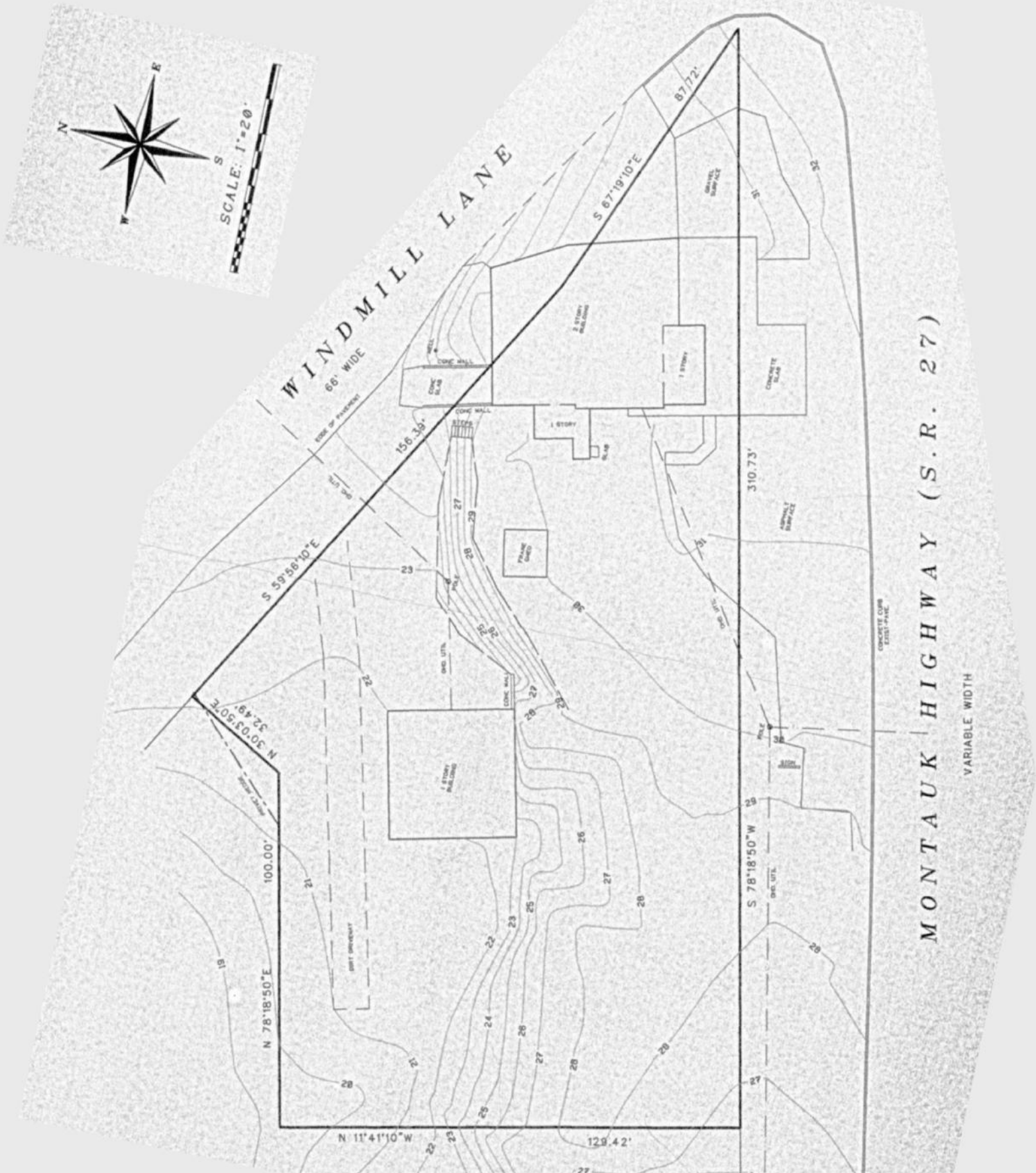












**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx Acreage:
0.679**

Southampton

Southampton is the largest hamlet within the Town of Southampton located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

In 2019, Southampton, NY had a population of 3.29k people with a median age of 56.1 and a median household income of \$122,614. Between 2018 and 2019 the population of Southampton, NY grew from 3,263 to 3,285, a 0.674% increase and its median household income grew from \$101,316 to \$122,614, a 21% increase.

The 5 largest ethnic groups in Southampton, NY are:

White (Non-Hispanic) (78.3%)

White (Hispanic) (11.6%)

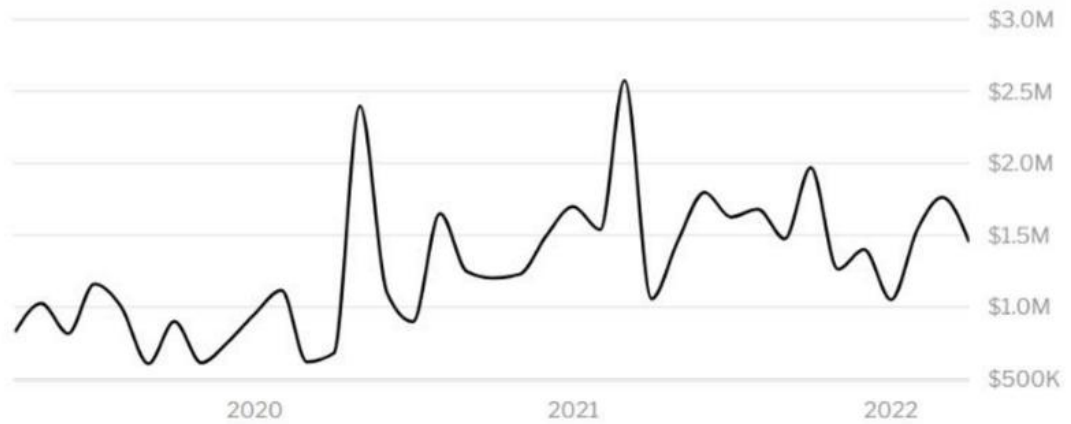
Black or African American (Non-Hispanic) (7.25%)

Asian (Non-Hispanic) (1.22%)

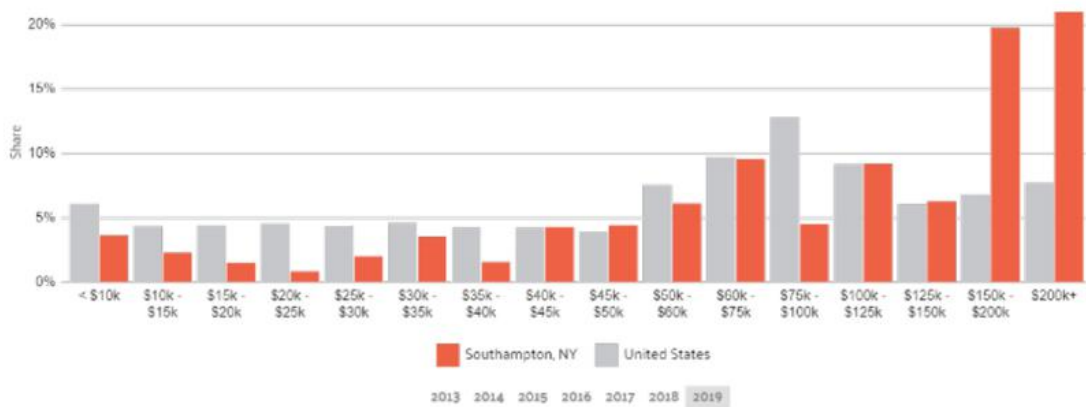
Two+ (Non-Hispanic) (0.974%)

During the 18th and 19th centuries, fishing, farming (especially potatoes and the local sweet corn) and duck raising were the predominant industries. Today, Southampton Village 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.

Southampton is served by Sunrise Highway (NY 27) and 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 Southampton to Montauk and New York City.



HOME VALUE



INCOME DISTRIBUTION

COMPASS COMMERCIAL



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