

Storied Hospitality Offering

Restaurant, Bar, & Inn With Ocean Views



EXCLUSIVE OFFERING

Key Details

Popular Restaurant & Bar With Hotel Suites Boasting Full Ocean Views

Located on the historic Old Montauk Hwy, 685 Old Montauk Hwy is a rare 5,940sf offering of an Inn, Restaurant, & Bar with ocean views only a short distance from the Downtown of Montauk. The grandfathered use of hotel suites makes this property impossible to replicate!

The restaurant has an impressive main dining room, lounge area & bar. There is also an outdoor dining/ deck area with covered porches & picturesque views for all day enjoyment. This establishment has been galvanized as a go-to hot spot by locals and tourists alike. All day, all season appeal.

The Inn occupies the second and third level of the building; boasting 11 rooms an stunning views of the ocean. Convenient access to the beach and the Downtown. Potential to reconfigure/optimize the rooms.

The 0.43-acre site also features a detached garage and front/rear parking.

A truly unique and established destination!

Please inquire exclusively with the Hamptons Commercial RE Team for additional information.









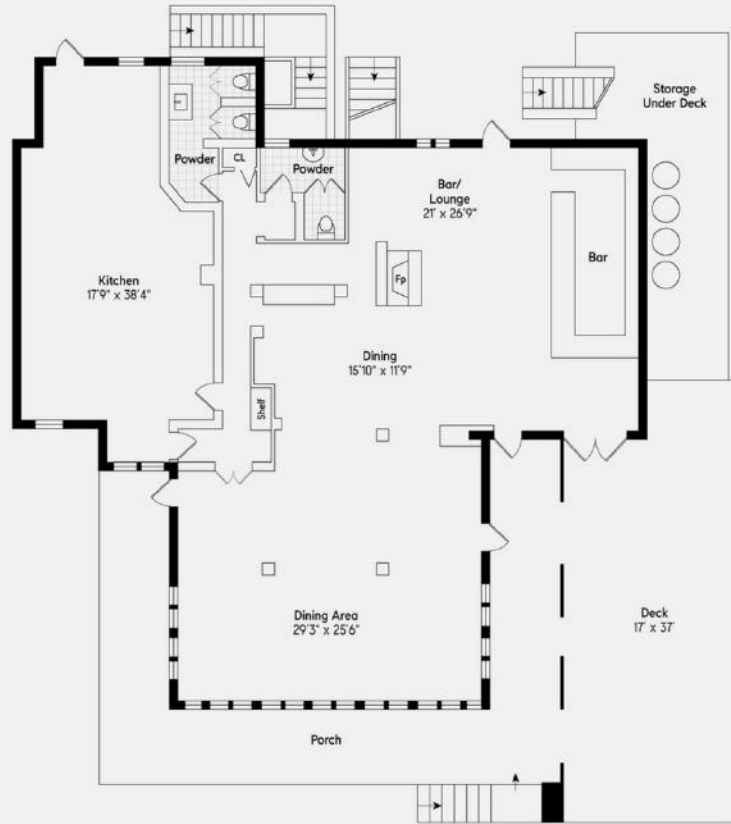




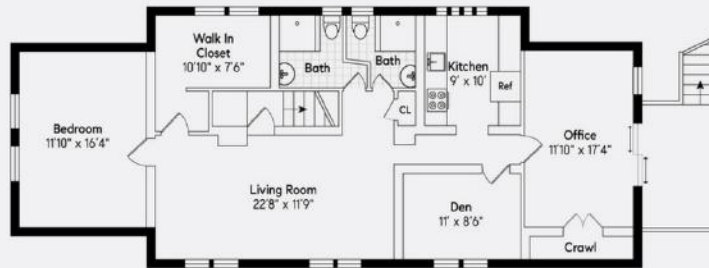




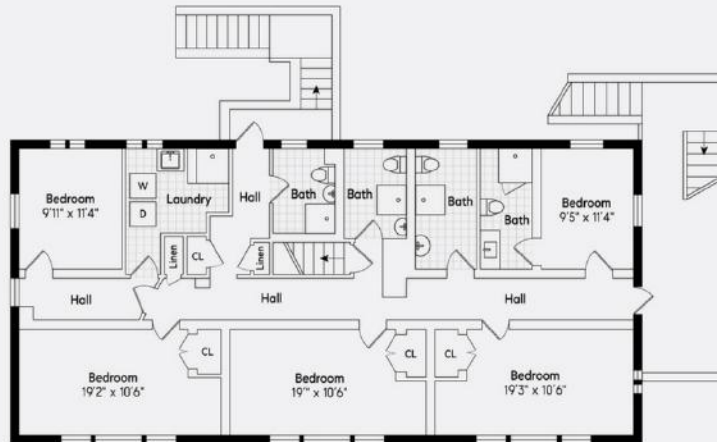
First Floor: 2765 ft²
 Second Floor: 1790 ft²
 Third Floor: 1385 ft²



First Floor



Third 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.



**HAMPTONS COMMERCIAL
 REAL ESTATE TEAM**

Apprx Sq. Ft.:
 5,940



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%)

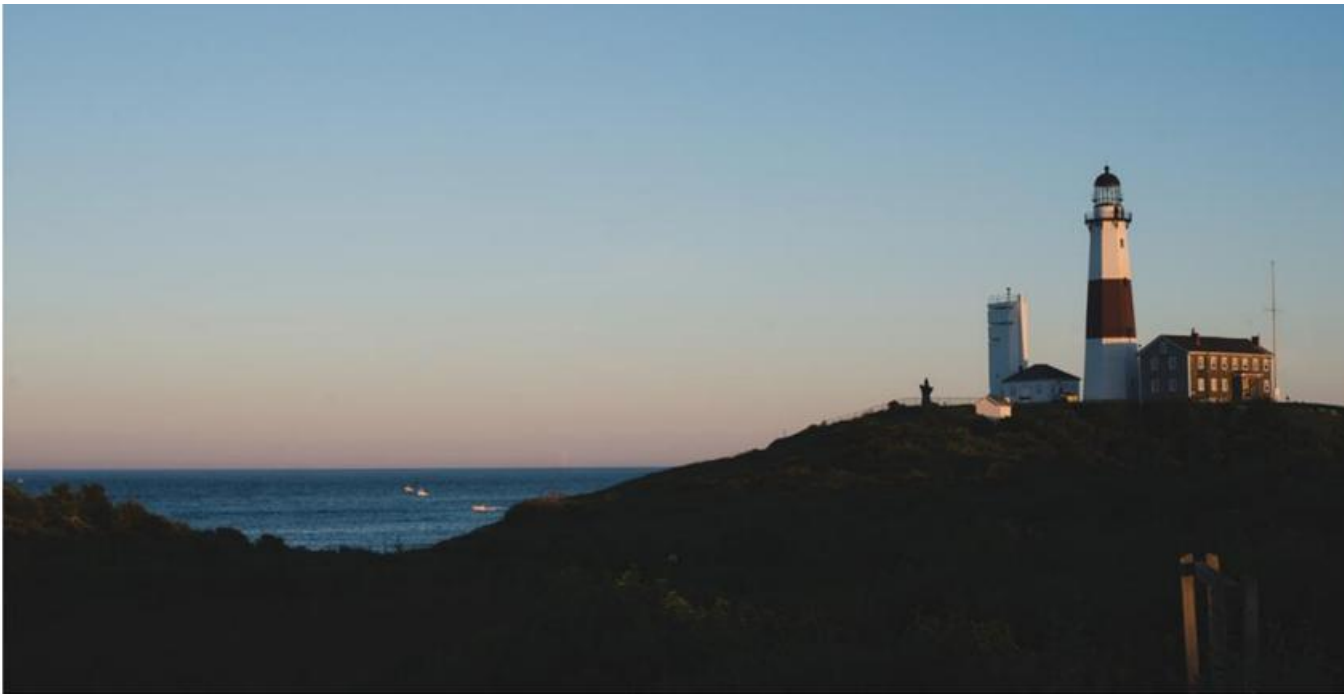
Black or African American (Non-Hispanic) (7.25%)

Asian (Non-Hispanic) (1.22%)

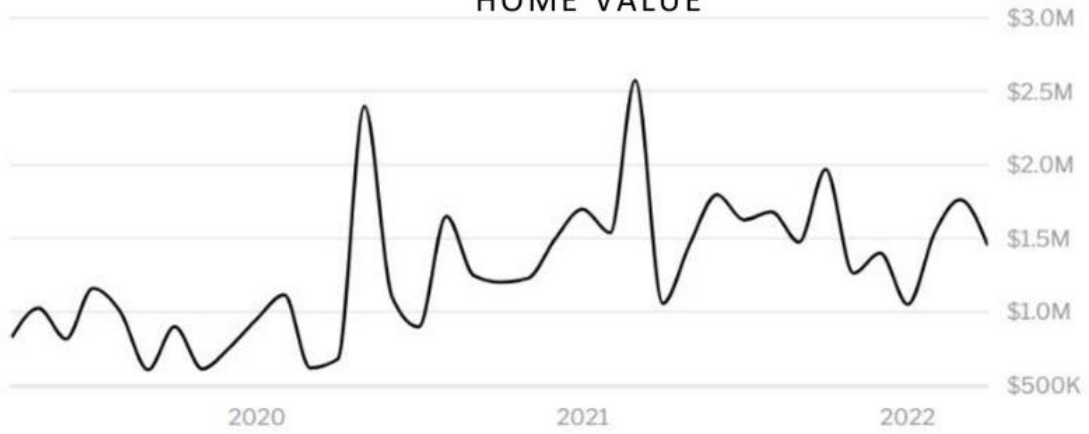
Two+ (Non-Hispanic) (0.974%)

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





Hal Zwick

Lic. R.E. Salesperson
631.678.2460
hal.zwick@compass.com



Jeffrey Sztorc

Lic. R.E. Salesperson
631.903.5022
jeffrey.sztorc@compass.com