




For sale

1640 Montauk Highway, Watermill NY

 **JLL** SEE A BRIGHTER WAY

Executive summary

Jones Lang LaSalle has been retained on an exclusive basis to arrange for the sale of 1640 Montauk Highway, Watermill NY.

With 310 feet of frontage, the subject property is located along a primary east end commercial corridor leading to the intersection of Montauk Highway and Windmill Lane. The main structure consists of 2 levels of commercial auto restoration space along with a handsomely appointed accessory apartment on the upper level. The sub level is accessible via commercial garage door allowing for vehicle care and storage.

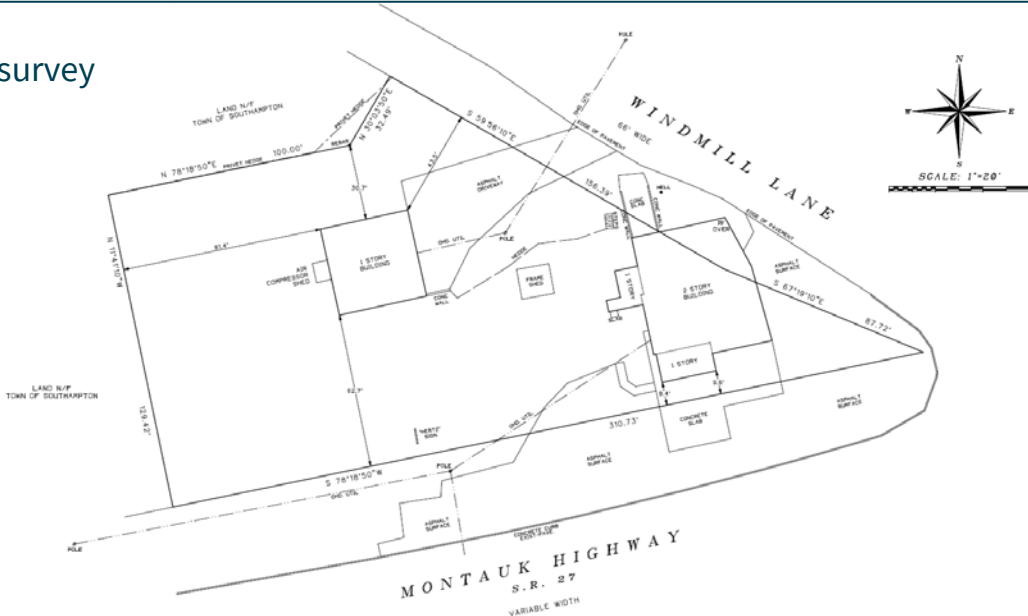
Also located on the property are a freestanding framed shed and compression workshop.

The site is ideal for redevelopment and lends itself to a variety of uses including Auto Club (10-12 car capacity), Hospitality and Design Showroom.

Please reach out to the exclusive brokers for additional information.

Township / Town	Southampton Township / Watermill, New York
Lot size	0.6807 Acres
Building size	Main building: 2,500 SF Framed shed: 250 SF Compression workshop: 1,300 SF
Zoning	C-40 Pre-existing non-conforming use for auto related use: Auto repair, sales, tire service, muffler service, etc.
Tax map #	900- 084-01-39
Annual real estate taxes	\$4,452.44
Frontage	310 feet on Montauk Highway
Asking price	Upon request

Property survey



MAIN BUILDING



ACCESSORY APARTMENT

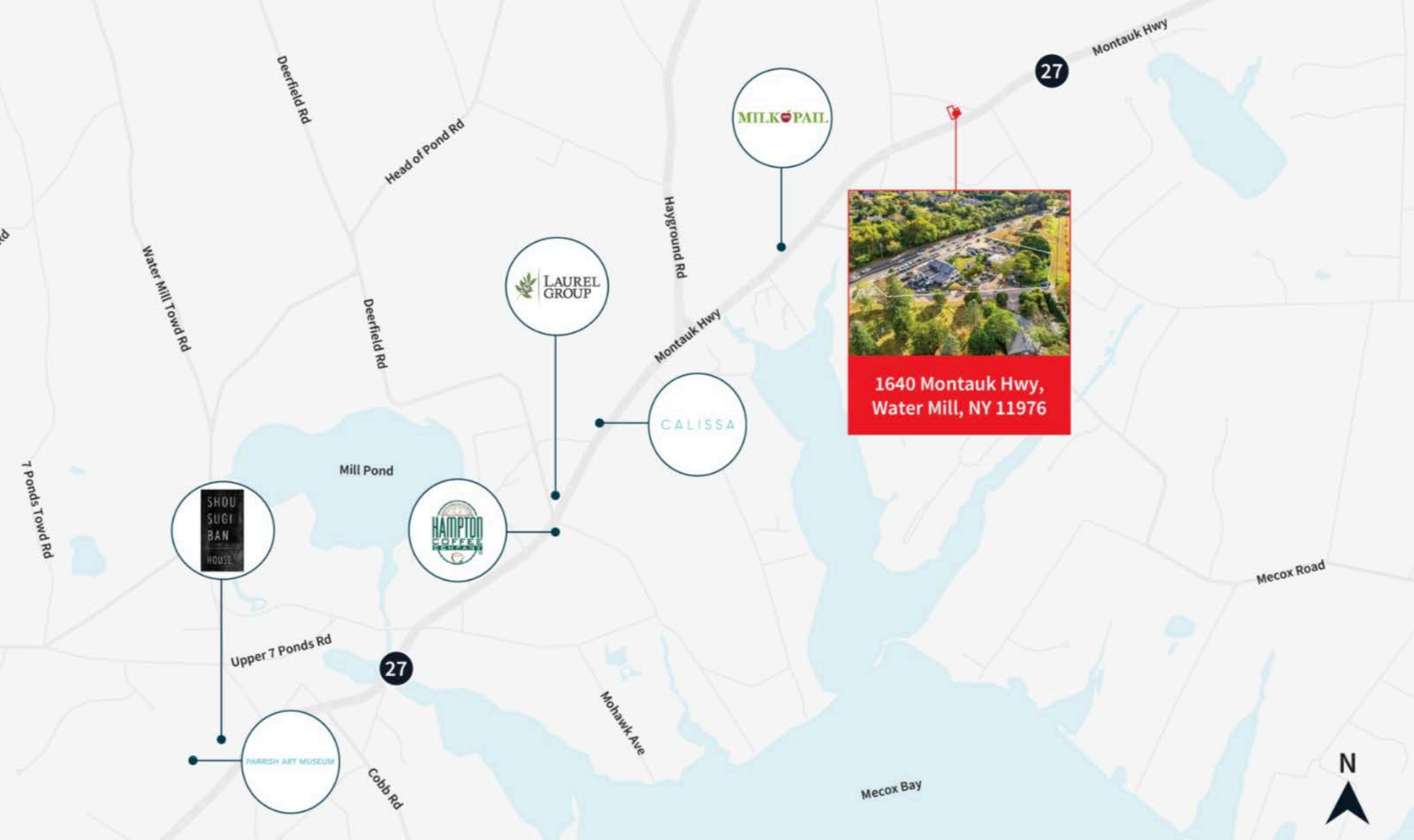


FRAMED SHED



COMPRESSION WORKSHOP





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