

62 MONTAUK HWY, WESTHAMPTON

Premier Westhampton Restaurant Opportunity

4,400sf Indoor Dining • 2,000sf Patio • 1.85-Acre Highway Frontage Site



COMPASS
COMMERCIAL



Highly Accessible Restaurant Location – Positioned along **480 feet of Montauk Highway frontage** just west of Westhampton Beach, this **4,400sf restaurant** with a **2,000sf patio** sits on a generous **1.85-acre** site offering **166-person indoor occupancy**, **incidental music permit**, and unmatched visibility / access for both local and destination guests..

Expansive Indoor Dining With Striking Architectural Features – The interior begins with a defined reception area that transitions into multiple connected dining rooms, each benefiting from natural light through south-facing windows. Toward the rear, a dramatic cathedral-ceiling dining hall adjacent to the bar creates an energetic, open atmosphere—perfect for high-volume operations, social gatherings, and elevated dining concepts.

Signature Outdoor Patio Designed for Guest Activation – A $\pm 2,000$ sf outdoor dining terrace serves as both the primary entrance and a major hospitality feature. This expansive patio is ideal for large seasonal seating layouts, events, and brand activations, with warm evening light and sunset views cascading over the building to create a standout al fresco experience.

Robust Operational Infrastructure – The site is equipped with solar panels, substantial kitchen venting and hood systems, a roof-mounted HVAC unit, and a fenced outdoor prep area containing a walk-in refrigerator, walk-in freezer, and staging space. With **62 parking spaces** and direct access to both Montauk Highway and Seabreeze Avenue, the property offers unmatched operating efficiency.

Long-Term Lease With Key Money Consideration – Operators will acquire equipment and secure a long-term lease through a key-money payment of \$350,000, with full details shared upon formal inquiry. The existing layout supports a smooth transition for a variety of concepts.

Ideal Alternative to Village Core Dining – Perfect for year-round residents and seasonal visitors seeking **convenience**, this location provides an appealing alternative to the denser Westhampton Beach downtown. Its frontage, parking capacity, ease of access, and outdoor dining potential create a distinctive platform for a standout F&B concept along the South Fork.

Surrounding Neighbors:

Rubio Premier Motors, Mary's Pizza and Pasta, Brewology295, Hampton Coffee Company, Three Ducks Hotel, Nice Place Coffee & Chocolate Library, Boom Burger

Year 1 Base Rent: \$132,000 / yr + NNN

Key Money Asking: \$350,000

Inquire with the Hamptons Commercial RE Team for additional information.

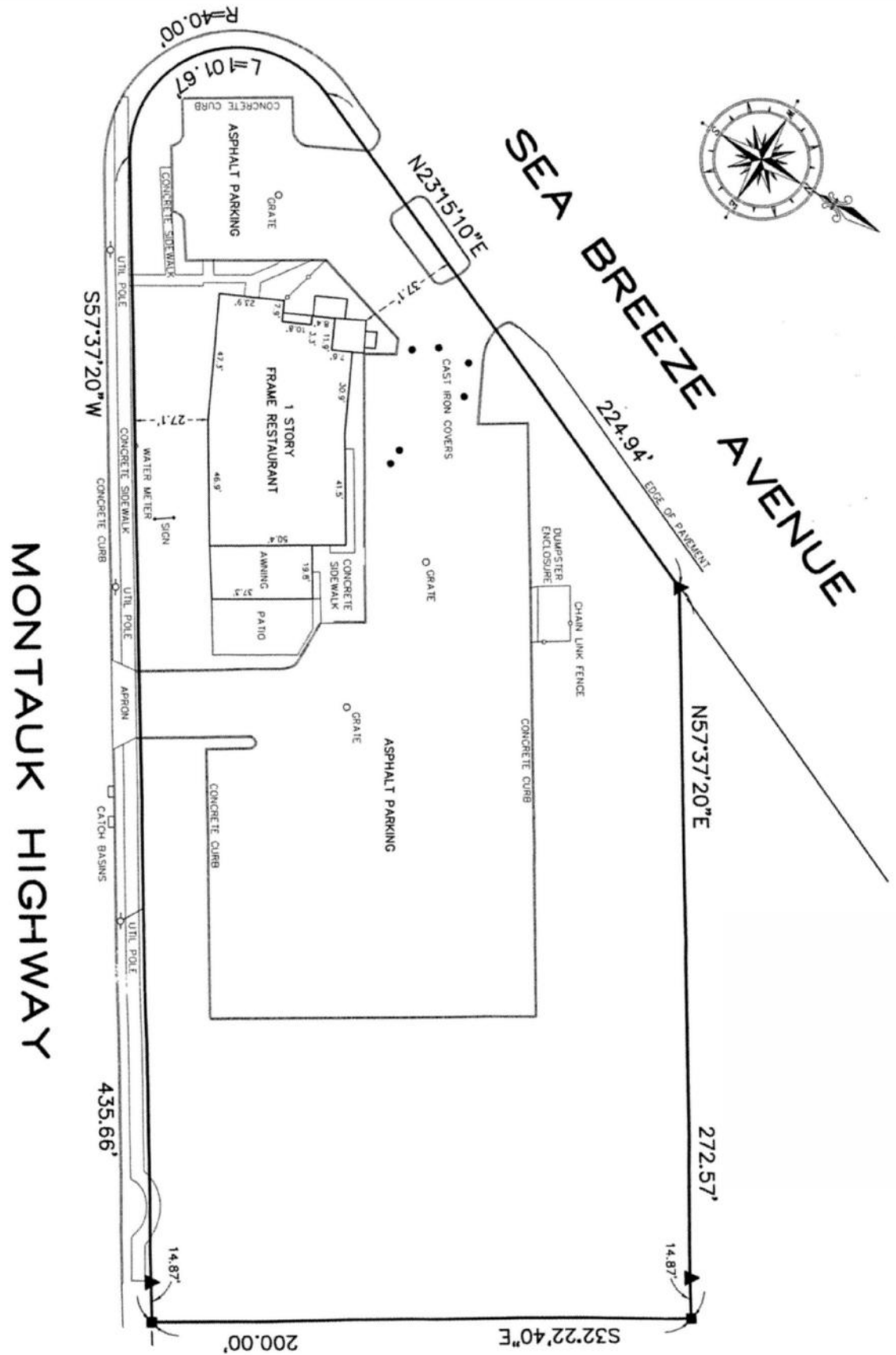












SCTM# 900-356-2-1

**TOWN OF SOUTHAMPTON
BUILDING DEPARTMENT**

Certificate of Occupancy

BUILDING ZONE ORDINANCE - ARTICLE XXIV, SECTION 1

Nº C12626
Permit No.007798,008889..
011136 & 023155 Date... March 3..... 198...9.
(REPLACES CO#'S C6207 &
CC#'S A1748 & A3595 BAILEY
& MARINELLI)
N603963,N603979 & N005713

.....Edward Marinelli
.....725 Patrick St
.....Westhampton, New York.....

This is to certify that the

New () Altered (XXXX) Addition (XXXXX) Pre-Existing (XXXX) Building
Located.....N/E/C Montauk Hwy & Sea Breeze Ave, Westhampton,
.....Town of Southampton, New York.....

.....
has been COMPLETED substantially according to the approved plans, and the re-
quirements of the above ordinances have been met and permission is hereby granted
for the OCCUPANCY of building for the following purposes:

This certificate supersedes all previously issued certificates.

USE

.....One story frame building utilized as a.....
.....restaurant with attached cement patio on E/S.....
.....

No. of BuildingsOne (1).....

Work Completed.....Prior to October 14, 1957, June 1980, October
1985 & March 1989.....

.....James N. Wilford.....
Bldg & Zoning Admin

James N. Wilford



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**



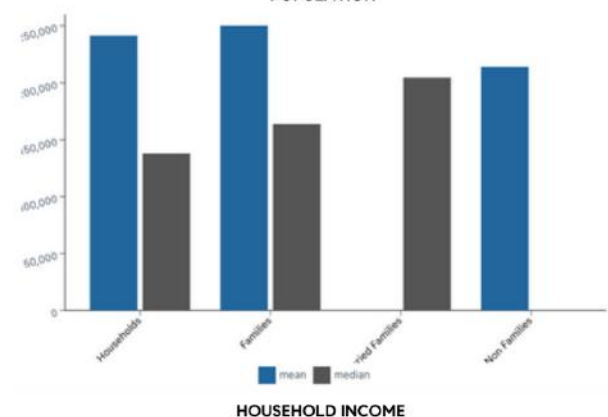
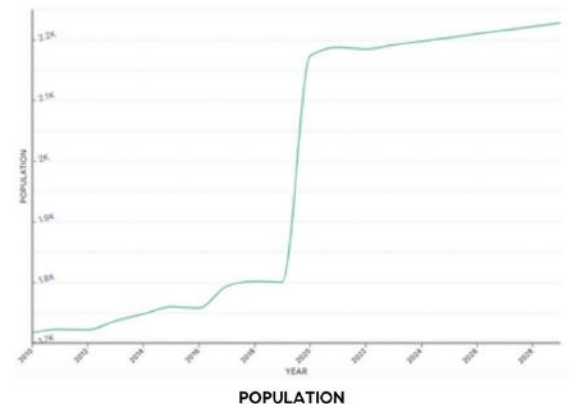
WESTHAMPTON BEACH

Westhampton Beach is a Village within the Town of Southampton located just 80 miles east of Manhattan. The area was settled in the mid-17th century and incorporated into Southampton Town in 1666. The Village designation was attained in 1928. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Westhampton Beach has attracts international appeal.

As of 2024, Westhampton Beach has a population of 2,198, with an average household income of \$241,335. Westhampton Beach's population is currently increasing by 0.27% annually, and its population has increased by 1.1% since the previous 2020 census.

History enthusiasts can explore the Westhampton Beach Historical Society, as well as the historic trails at the nearby Quogue Nature Preserve. Main Street offers an array of locally owned boutiques and specialty shops, such as Mint Clothing Boutique and Code Blue.

From charming cafes like One Trick Pony to upscale dining options like Fauna, Westhampton Beach is the perfect destination for those interested in exploring food options. Visitors can enjoy fresh local seafood at Dockers Waterside or relax with a drink at local bars like Tiki Joe's, offering casual atmospheres and stunning views of the bay.



PARKS

ACCOMODATION

ATTRACTIONS

SHOPPING

- **Cupsogue Beach County Park**
- **WHB Village Green**
- **Glover's Fountain Park**
- **Dwarf Pines Plains Reserve**

- **Seven Beach Lane**
- **The Ocean Resort at Bath and Tennis**
- **Seabreeze Motel**
- **Mari Manor**

- **Westhampton Beach Performing Arts Center**
- **Westhampton Country Club**
- **Mecox Beach**
- **Rogers Beach**

- **Schmidt's Country Market**
- **The Hamptons Home**
- **Mixology Clothing**
- **Island Surf**

COMPASS COMMERCIAL



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

Sean Deery

Lic. R.E. Salesperson



HAMPTONS COMMERCIAL RE
ADVISORY TEAM