

17 S EDISON ST, MONTAUK, NY

Downtown Montauk Restaurant

Central Business District Address Near the Circle and the Beach



COMPASS
COMMERCIAL



Prime Downtown Location - Positioned in the heart of the Downtown Business District, near the Circle and close to the beach, the **2,729sf** site sits among some of the season's highest-grossing restaurant addresses in the region.

Central Dining Room - The first room guests enter features soaring a-frame ceilings with a skylight, a service bar, and direct access to the restrooms. This room **seats 34**.

Main Dining Room - A run of French doors opens the central room into this space, creating an indoor-outdoor feel without stepping outside. Abundant east- and south-facing windows keep the room bright throughout the day. This room **seats 50**.

Full-Service Bar - A dedicated bar area offers **12 stools plus 12 built-in bench seats**, for 24 total, with its own complete beverage program.

Back of House & Alley Access - **18 additional seats** along the sidewalk activate the storefront and draw passing foot traffic. A side alley provides employee parking and a dedicated delivery entrance, adding operational flexibility, which includes a large kitchen, 60sf shed, and 112sf walk in freezer for the full 126-seat program.

Surrounding Neighbors - Joni's Cafe, Whalebone, Goldberg's, Wasabi Beach Sushi & Kitchen, Shagwong, Montauk Vintage, M&T Bank, The Montauk Beach House, Below The Blue, Royal Atlantic, Bounce Beach, Daunt's Albatross Motel

Asking Price - \$156,000 / yr + NNN and \$250,000 Key Money

Inquire with the Hamptons Commercial Real Estate Team for additional information.



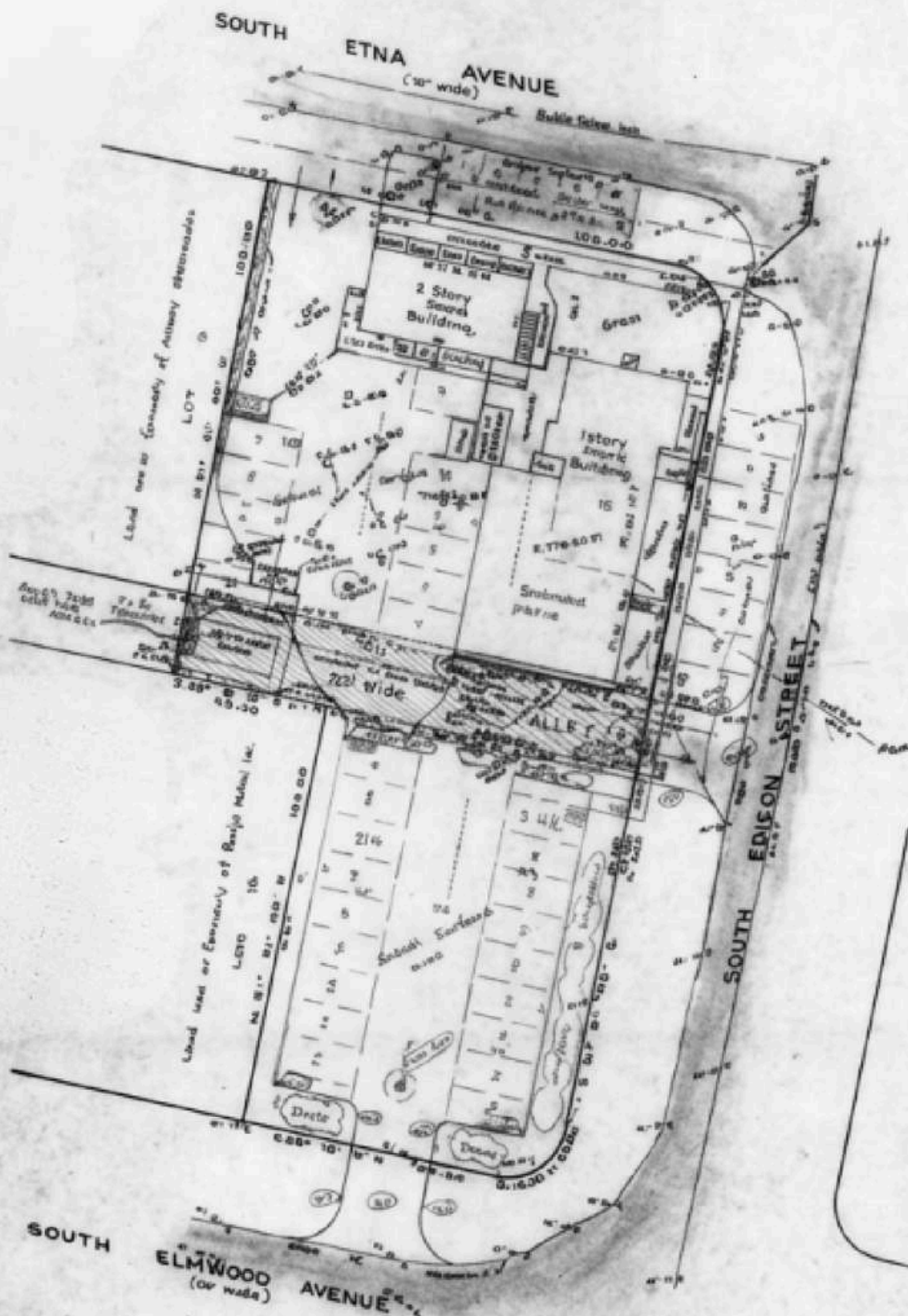














BUILDING DEPARTMENT TOWN OF EAST HAMPTON

300 Pantigo Place - Suite 104
East Hampton, New York 11937

CERTIFICATE OF OCCUPANCY

Certificate Number : 26342

Fee :

(B.P. 14449,27460,45697,54960,55192)

Issue Date : 07/13/2010

This certifies that the structure located at 18 S ETNA AVE

Tax Map : 472489 049,000-0004-052,004 0000

Hamlet : Montauk

URP :

Map : 174

Block : 18

Lot :10-14 Pt Alley

As show on a survey dated 01/20/1999 prepared by GEORGE WALBRIDGE SURVEYORS, P.C.
conforms substantially to all of the requirements of the applicable provisions of the law, at time
of construction.

The occupancy for which this certificate is issued is:

ONE (1) 1230 SQ. FT. ONE-STORY, FRAME, GROUP "A" RESTAURANT; WITH 1499 SQ. FT. ONE STORY
ADDITION; AND INTERIOR ALTERATIONS; ONE (1) 840 SQ. FT. FIRST FLOOR GROUP "M" RETAIL STORE
WITH 840 SQ. FT. SECOND FLOOR GROUP "R1" APARTMENT AND 288 SQ. FT. SECOND FLOOR DECK; 60 SQ.
FT. SHED AND 112 SQ. FT. WALK-IN FREEZER.

The certificate is issued to :

MR. P'S REALTY, LLC

owner of the aforesaid structure.

SITE PLAN: MCCARTHY - 7/16/86.

ARB: MCCARTHY - 10/5/59; 2/16/99.

ARB: ADDEO - 6/16/94; CASWELLS - 11/18/99.

SITEPLAN: LIGHTING ROD - 7/29/99.

E.O.T: 7/25/03; 7/10/03; 9/18/03; AMENDED: 9/18/03.

Thomas Preiato,
Senior Building/Zoning Inspector



Montauk



MONTAUK HWY

- 1 The Point Bar & Grill
- 2 Pizza Village
- 3 Meeting House Lane Medical
- 4 Cynthia Rowley
- 5 Gulf
- 6 Puff & Putt Mini Golf & Boat Rentals
- 7 Balsam Farms Montauk
- 8 Utilitaria Montauk Outpost
- 9 7 Eleven
- 10 Memory Motel
- 11 Anthony's Pancake House
- 12 John's Pancake House
- 13 Montauk Tattoo
- 14 Montauk Village Vapes
- 15 Montauk Surf & Sports
- 16 Wyld Blue
- 17 Sundae Donuts
- 18 MTK Lobster House
- 19 The Candied Anchor
- 20 Sovrana
- 21 Montauk Mainstay
- 22 M&R Deli
- 23 Corcoran
- 24 Chase Bank
- 25 Hampton Coffee Company
- 26 Tombo
- 27 Chamber of Commerce
- 28 M&T Bank
- 29 Alimentari Beach
- 30 The 8th Drifter
- 31 Saunders
- 32 Shagwong

33 Vintage Pink

- 34 Air & Speed Surf Shop
- 35 John's Drive-In
- 36 Montauk Clothing Company
- 37 Bontemps
- 38 Bluestone Lane Coffee
- 39 668 The Gig Shack
- 40 Herb's Market
- 41 Mako's Vintage
- 42 Sausages Pizza & Pastabilities
- 43 Naturally Good
- 44 Becker Home Center
- 45 Winick Fine Jewelry
- 46 Whites Liquor
- 47 Montauk Dazies
- 48 Martell's
- 49 Montauk Fuels
- 50 El Taco Ole

THE PLAZA / CARL FISHER PLZ

- 51 Montauk Liquors & Wines
- 52 Bambi's Cafe
- 53 Compass
- 54 Kelly B Boutique
- 55 Below the Blue
- 56 Fudge 'N Stuff
- 57 Montauk T-Shirts
- 58 Road to Nowhere
- 59 Magnolia
- 60 The Munch Box
- 61 Henry's Hair Design
- 62 Retail Therapy

63 Blacksheep MTK

- 64 Dime Bank
- 65 White's Drug & Pharmacy
- 66 Town & Country
- 67 Douglas Elliman
- 68 Homeport Books
- 69 Martha Green

S ELMWOOD AVE

- 70 Sunset Surf Shack
- 71 Sel Rose Montauk
- 72 East Hampton Physical Therapy
- 73 Left Hand Coffee
- 74 Round Swamp Farm
- 75 Montauk Laundromat
- 76 Bird on the Roof
- 77 Aqualina
- 78 A Wave Inn
- 79 The Montauk Beach House

S EMERSON AVE

- 80 Sands Motel
- 81 Ocean Surf Inn
- 82 Montauk Blue Hotel
- 83 Born Free Suites by the Sea
- 84 Montauk Oceanside Suites
- 85 Royal Atlantic Resort
- 86 Bounce Beach
- 87 Sole East Beach

S ETNA AVE

- 88 Sha Dai
- 89 Beach Tاون
- 90 Honey + Hive
- 91 Montauk Seafood Company
- 92 Quincho's
- 93 Ralph's Italian Ice
- 94 Venroy

S EMBASSY ST

- 95 Rincon del Sabor II
- 96 Montauk Police Precinct

S EDISON ST

- 97 Montauk Motel
- 98 The Montauk Beach House

SURFSIDE AVE

- 99 Surf Club Resort Rentals



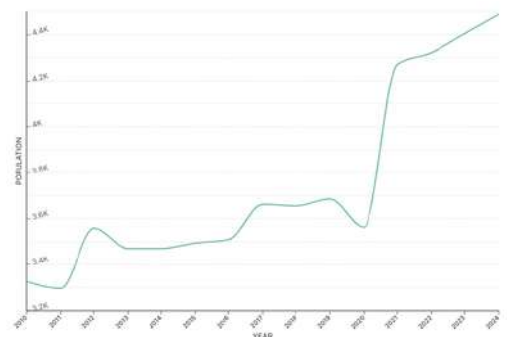
MONTAUK

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. Montauk's estates, beaches, restaurants, shops, parks, preserves, farms, wineries, and proximity to New York City have attracted international appeal.

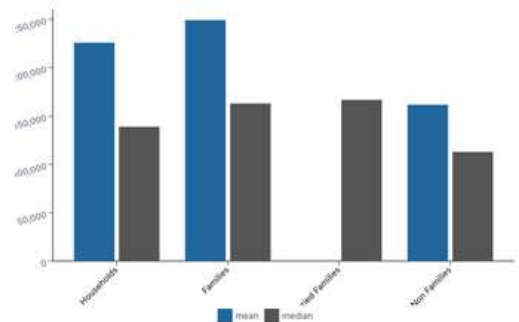
As of 2024, Montauk has a population of 4,448, with an average household income of \$214,849. Montauk is currently growing at a rate of 1.88% annually, and its population has increased by 25.96% since the previous census in 2020.

Montauk boasts a variety of natural attractions, such as the walkable cliffs at Shadmoor State Park or the renowned campgrounds of Camp Hero. By day, visitors can enjoy miles of pristine oceanfront and iconic landmarks like the Montauk Point Lighthouse. By night, Montauk's entertainment options caters to all tastes, ranging from live music to beach bars.

Seafood enthusiasts can dine at local favorites such as Gosman's Restaurant, The Clam Bar, and Lobster Roll. For those seeking upscale experiences, restaurants such as Navy Beach and South Edison offer refined dining options, while Montauk Brewing Company offers a more relaxed atmosphere for craft beer lovers.



POPULATION



HOUSEHOLD INCOME

PARKS

- Montauk Point State Park
- Shadmoor State Park
- Hither Hills State Park
- Camp Hero State Park
- Kirk Park Beach

ACCOMODATION

- The Surf Lodge
- Gurney's Resort & Spa
- Montauk Yacht Club
- Royal Atlantic Beach Resort
- Marram

ATTRACTIONS

- Montauk Point Lighthouse
- Deep Hollow Ranch
- Gurney's Resort
- Montauk Farmer's Market
- Montauk Downs Golf Course

SHOPPING

- Montauk Surf & Sports
- Wyld Blue
- The 8th Drifter
- Whalebone
- Adam Mar

COMPASS COMMERCIAL



HAMPTONS COMMERCIAL RE
ADVISORY TEAM

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