

63 S EUCLID AVE, MONTAUK

Iconic Montauk Restaurant For Sale

One of the Longest Running Hamptons Restaurants



COMPASS
COMMERCIAL



Key Details

Incredible Opportunity! Montauk's Oldest Restaurant Is Available For Sale!

This iconic **+/- 1,800 SF** Turnkey Restaurant is strategically located in the heart of Montauk, surrounded by all of the amenities the beachfront town has to offer. Situated on a **0.29-acre** lot, this property is located within the heart of the heavily trafficked business district. Corner location with 140 feet of frontage S. Euclid Avenue. One of the only sites allowing for dining to nightlife.

This property has **occupancy for +/-120 people** between the interior and exterior patio. Ample indoor and outdoor seating for four seasons. The entire property was extensively updated inside and out. Features a rustic beach vibe for the classic Montauk style. Includes a detached **6-bedroom house** that is currently used for staff housing.

Lot offers parking for **+/- 20 vehicles**. Ideal turnkey restaurant opportunity! Montauk is a premier destination year-round for high end consumer spending. With luxury resorts surrounding the village, this is the ideal opportunity for investor or end user.

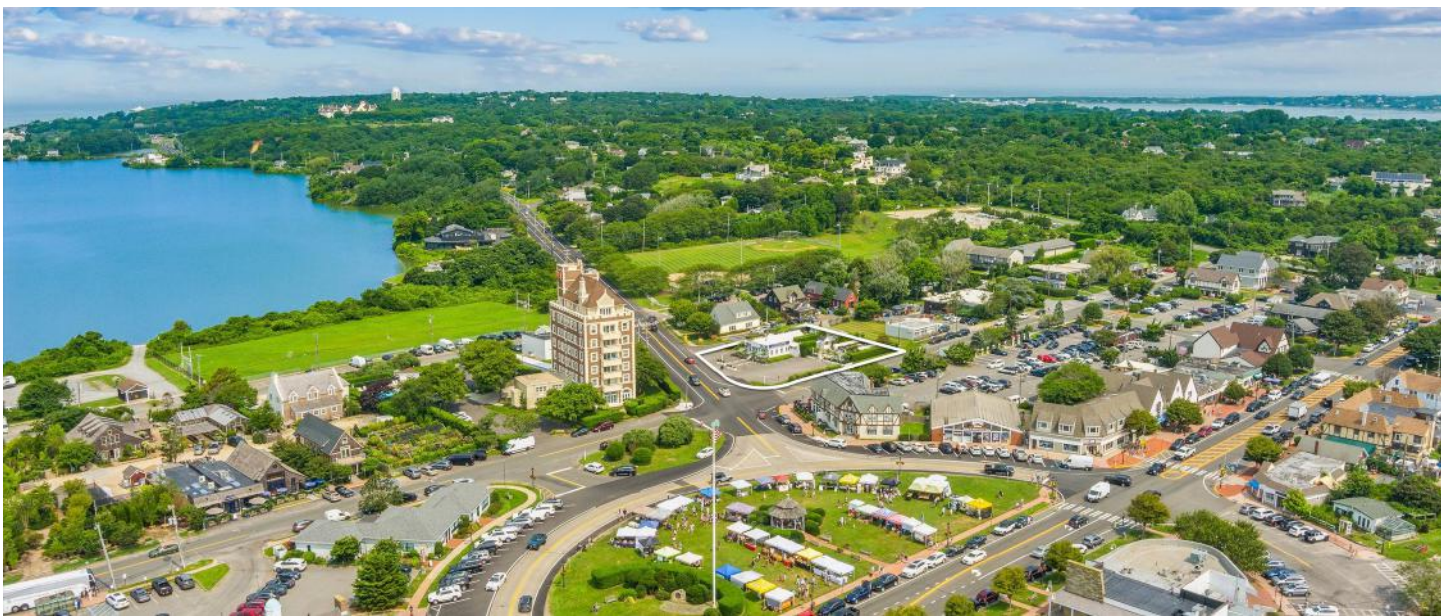
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|--------------------|----------------------|--------------------------|----------------------------|
| -Iconic Restaurant | -Renovated Interior | -Fully Equipped Kitchen | -6 Bedroom House |
| -56 Interior Seats | -Room For Events | -230 Ft Road Frontage | -+/- 1,800 SF on .29-Acres |
| -Heart of Montauk | -Two Exterior Patios | -CB Zoning - \$8,132 Tax | -Walk In Fridge/Freezer |

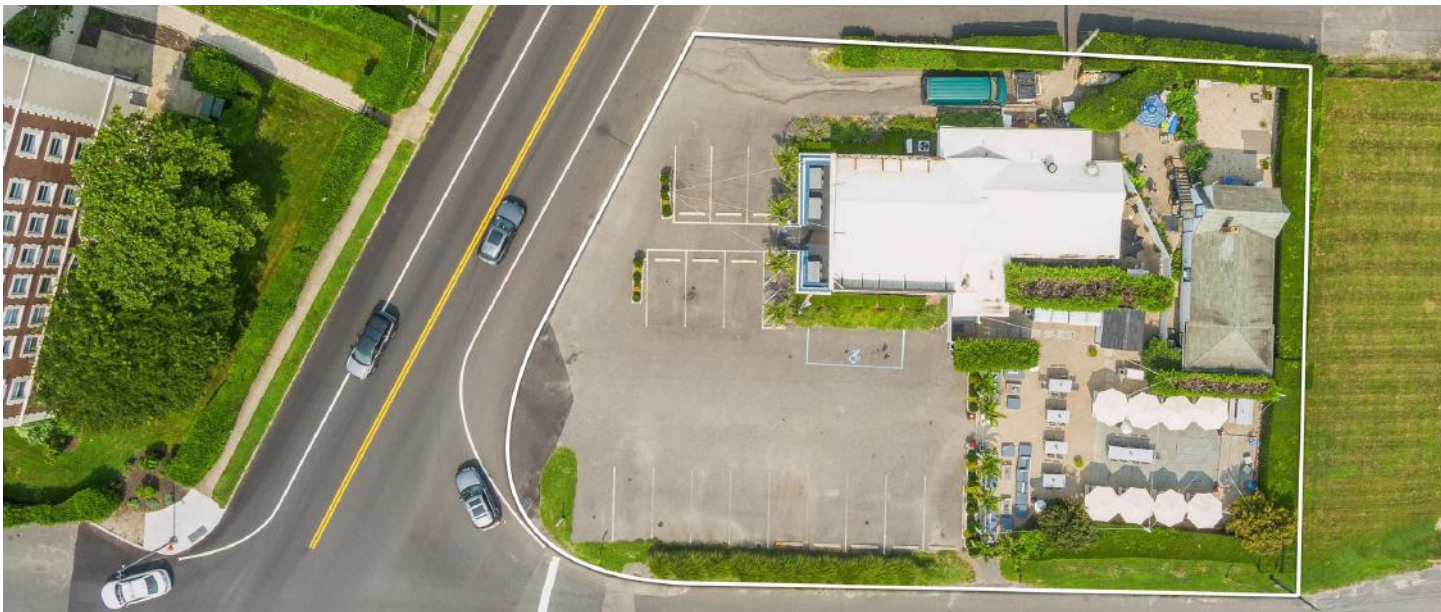
Inquire with the Hamptons Commercial RE Team for additional information.

Tax ID #: 472489 049.000-0001-008.000 0000

2024 Town Tax Bill: \$8,300



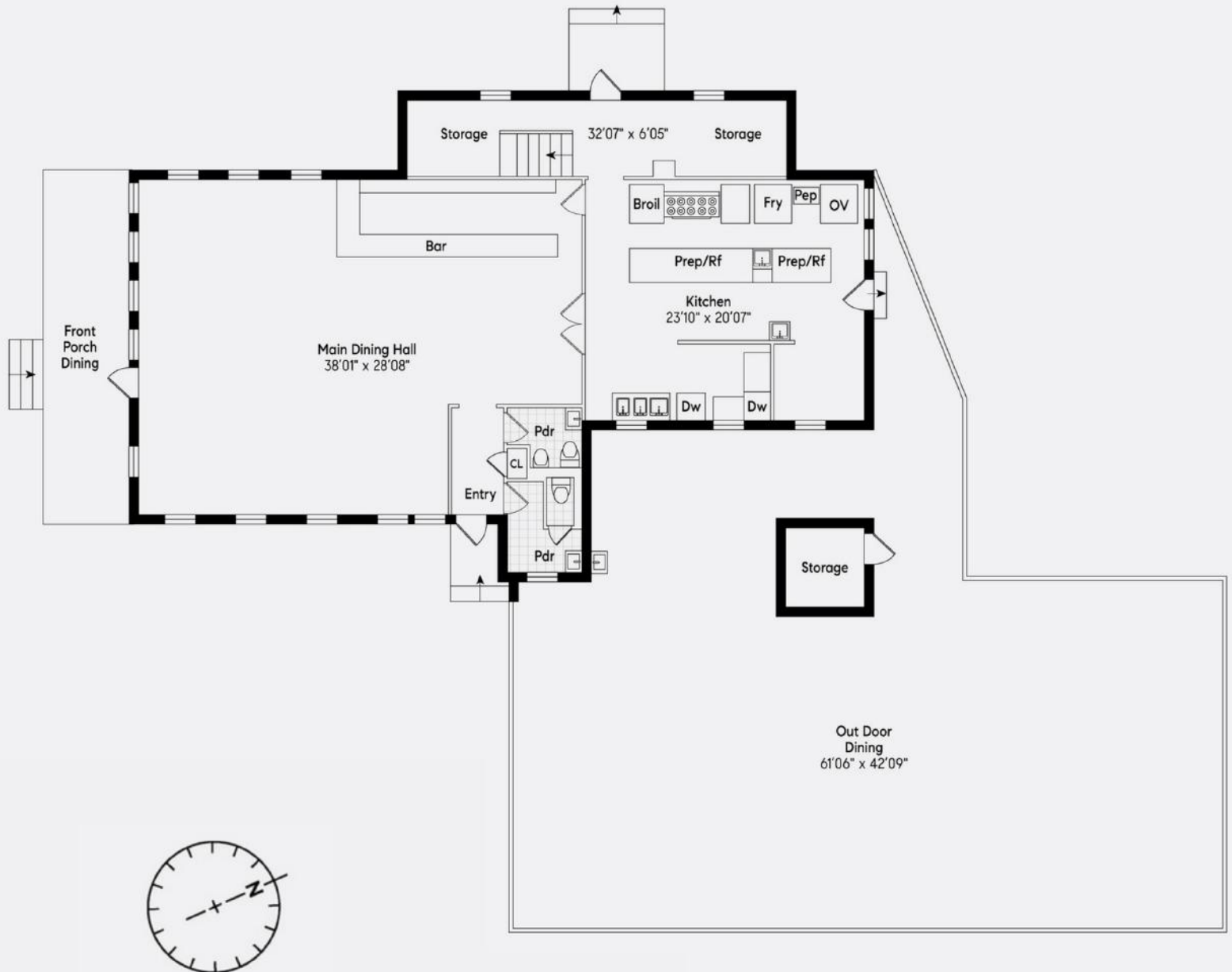










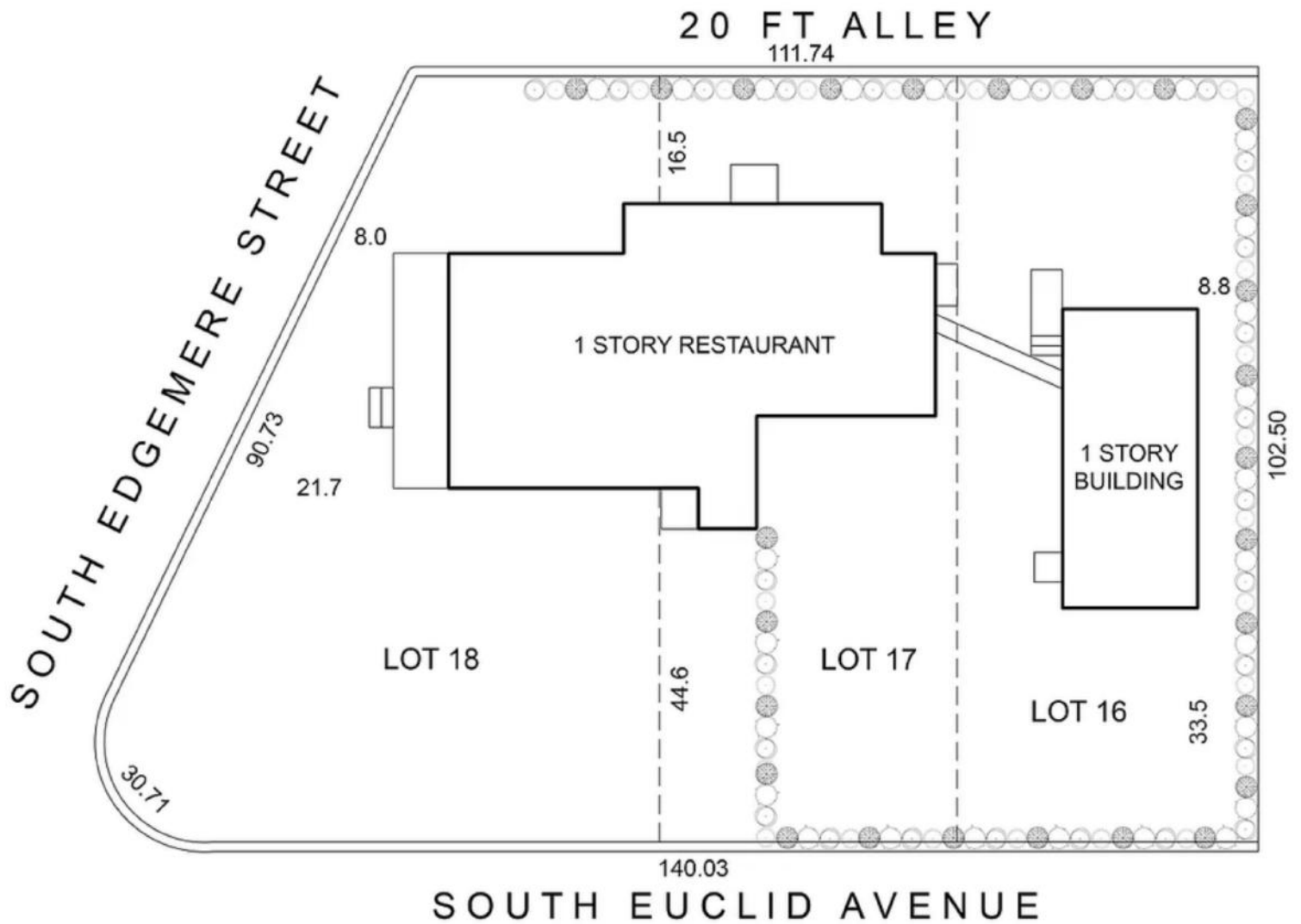


Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx SqFt:
1,863**



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REAL ESTATE TEAM**

Apprx Acreage:
.29



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

Montauk



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%)

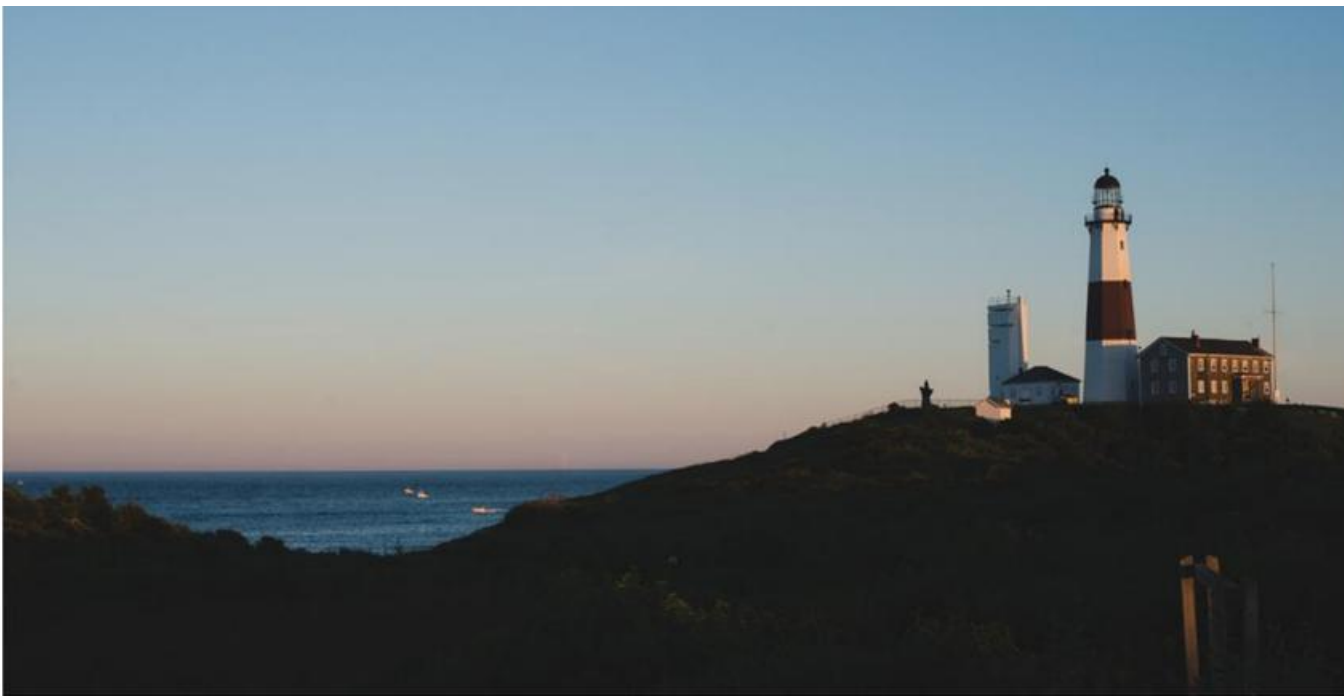
Black or African American (Non-Hispanic) (7.25%)

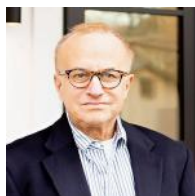
Asian (Non-Hispanic) (1.22%)

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.





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