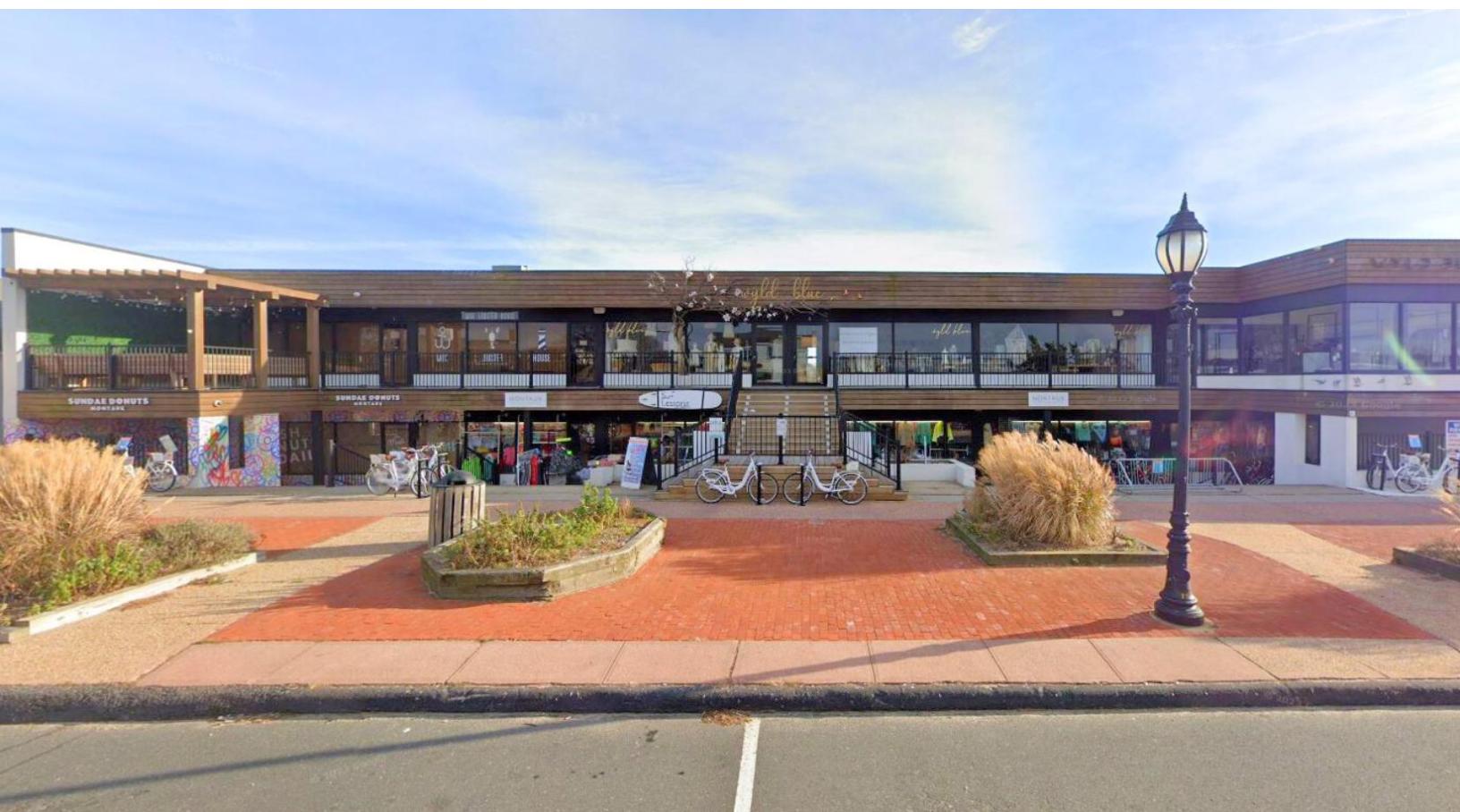


716 MONTAUK HWY, MONTAUK

The Jewel of the Montauk Business District

Iconic Retail & Wet Use Building With An Impressive Rent Roll



EXCLUSIVE OFFERING

COMPASS
COMMERCIAL



Two-Story Multi-Tenant Asset – This **9,600sf** building spans two floors on a **0.32-acre** parcel, offering ample **rear parking** for both tenants and patrons. The property has been thoughtfully upgraded and features a **striking, contemporary facade**, standing out as one of the few large-scale commercial buildings in Montauk's retail landscape.

Unmatched Main Street Presence – With **120 feet of frontage** in the heart of Montauk's retail shopping district, this building holds a commanding position in one of the most **heavily trafficked** areas of Montauk. Its visibility, access, and scale make it a rare investment opportunity in one of the Hamptons' most active and iconic commercial markets.

Premier Retail Leasing Destination – This is the **most sought-after retail** space for tenants in Montauk, with consistent demand from top-tier local and regional operators. The current tenant mix includes long-standing **restaurants, take-out food concepts, and lifestyle retailers**, offering a well-balanced and diversified income stream.

Surrounding Businesses:

Memory Motel, Hampton Coffee Company, A Wave Inn Resort, Munch Box,

Muse @ The End, Aqualina Inn Montauk, Sel Rōse Montauk, Sole East

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

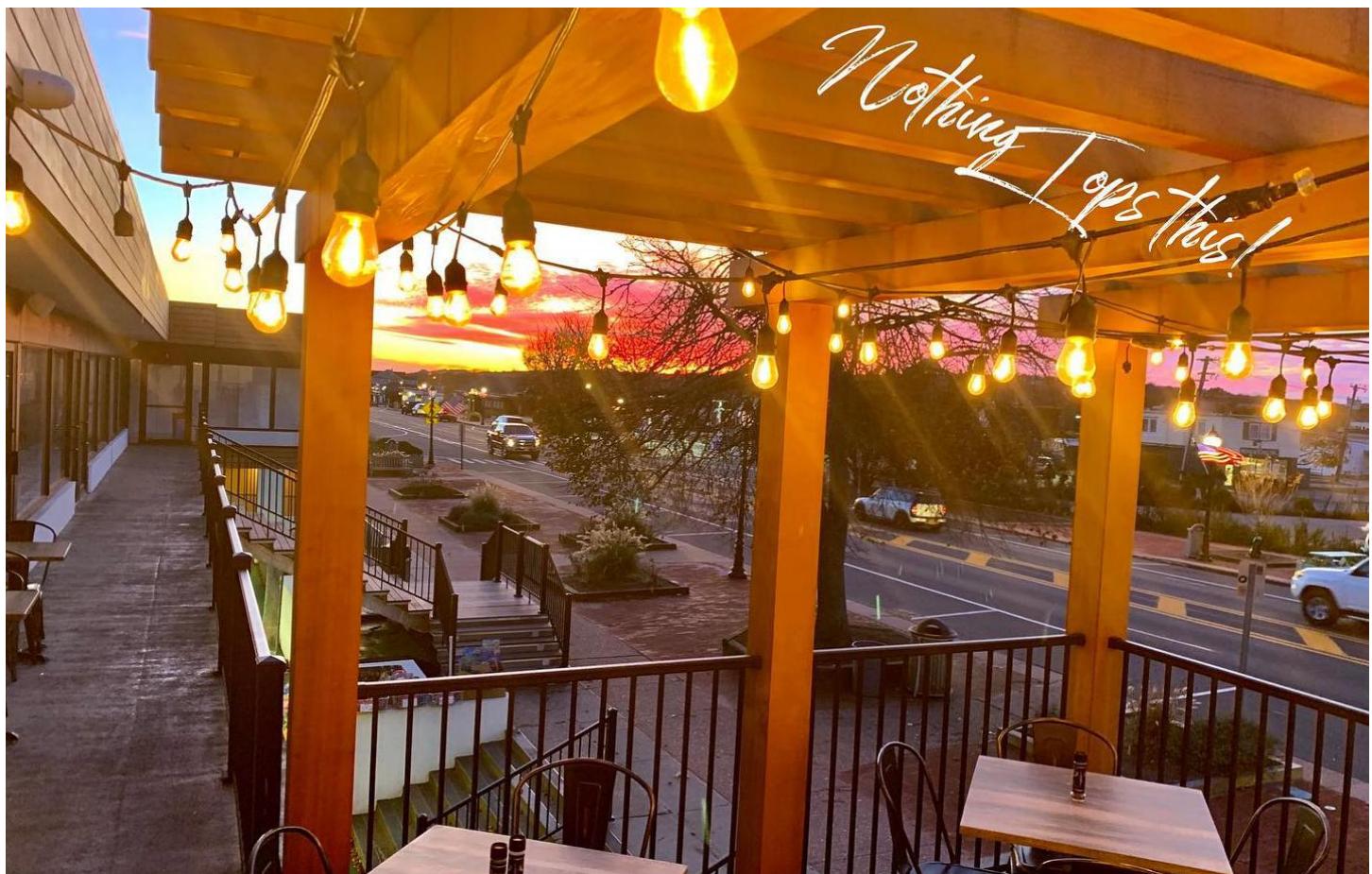
SCTM ID #: 472489-472406-049000-0004-034001-0000

Town of East Hampton Tax Bill (2024): \$29,783.04











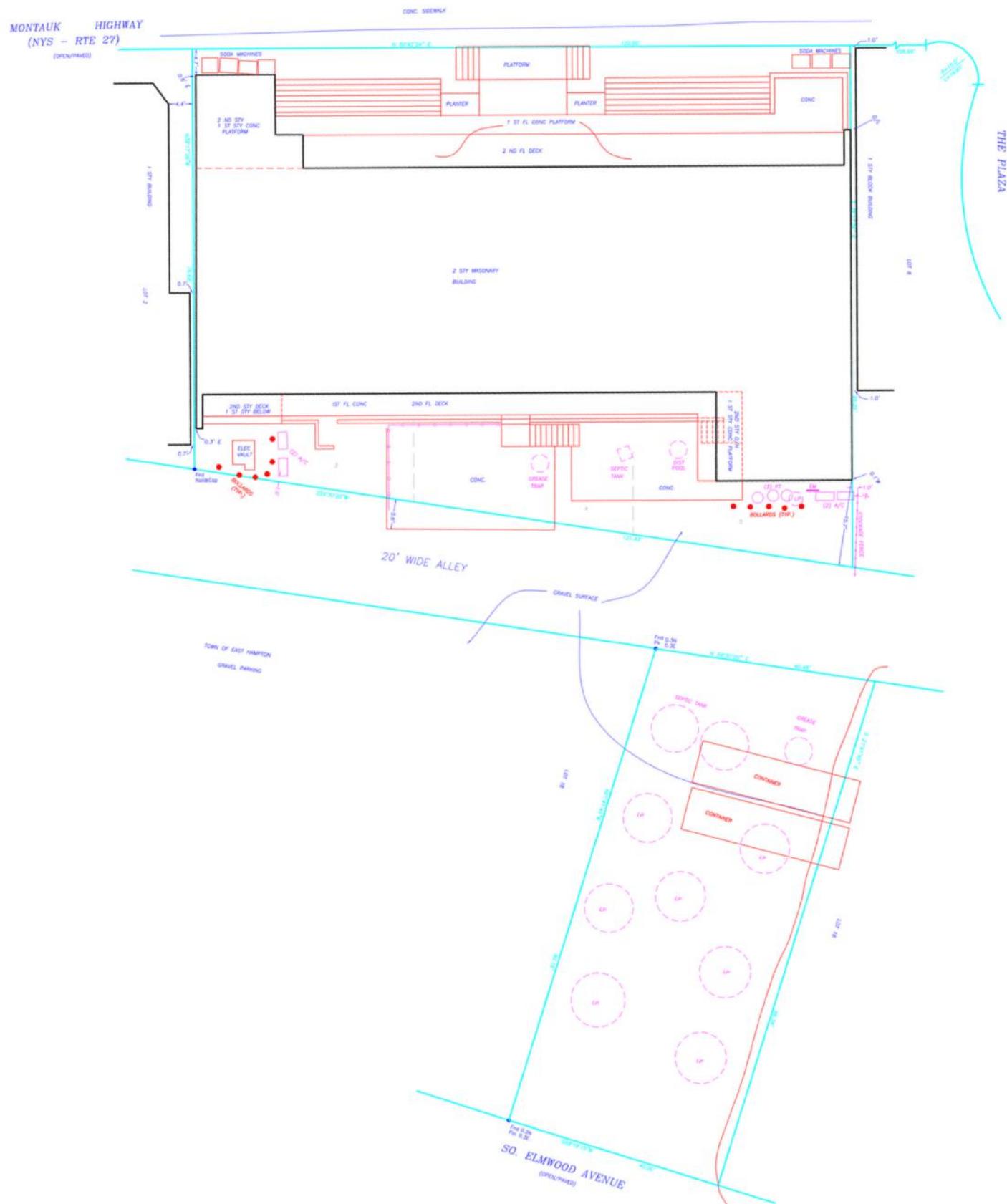






Survey

716 Montauk Hwy, Montauk



HAMPTONS COMMERCIAL REAL ESTATE TEAM

Appx Acreage:
0.323

Cert. Occupancy

716 Montauk Hwy, Montauk

Fee: \$10.00

**Building Department
TOWN OF EAST HAMPTON
CERTIFICATE OF OCCUPANCY**

No. 5119-(13151, 15019, 15816, 17874)

Date August 24....., 1984.

South Elmwood
THIS CERTIFIES that the building located at Montauk Highway, the Alley and/
June 23, 1981 prepared by G.H.Walbridge Co.
Street, Montauk as shown on survey dated/Block No. 12, Lot No. a 3,4,5, and 17
(VILLAGE)

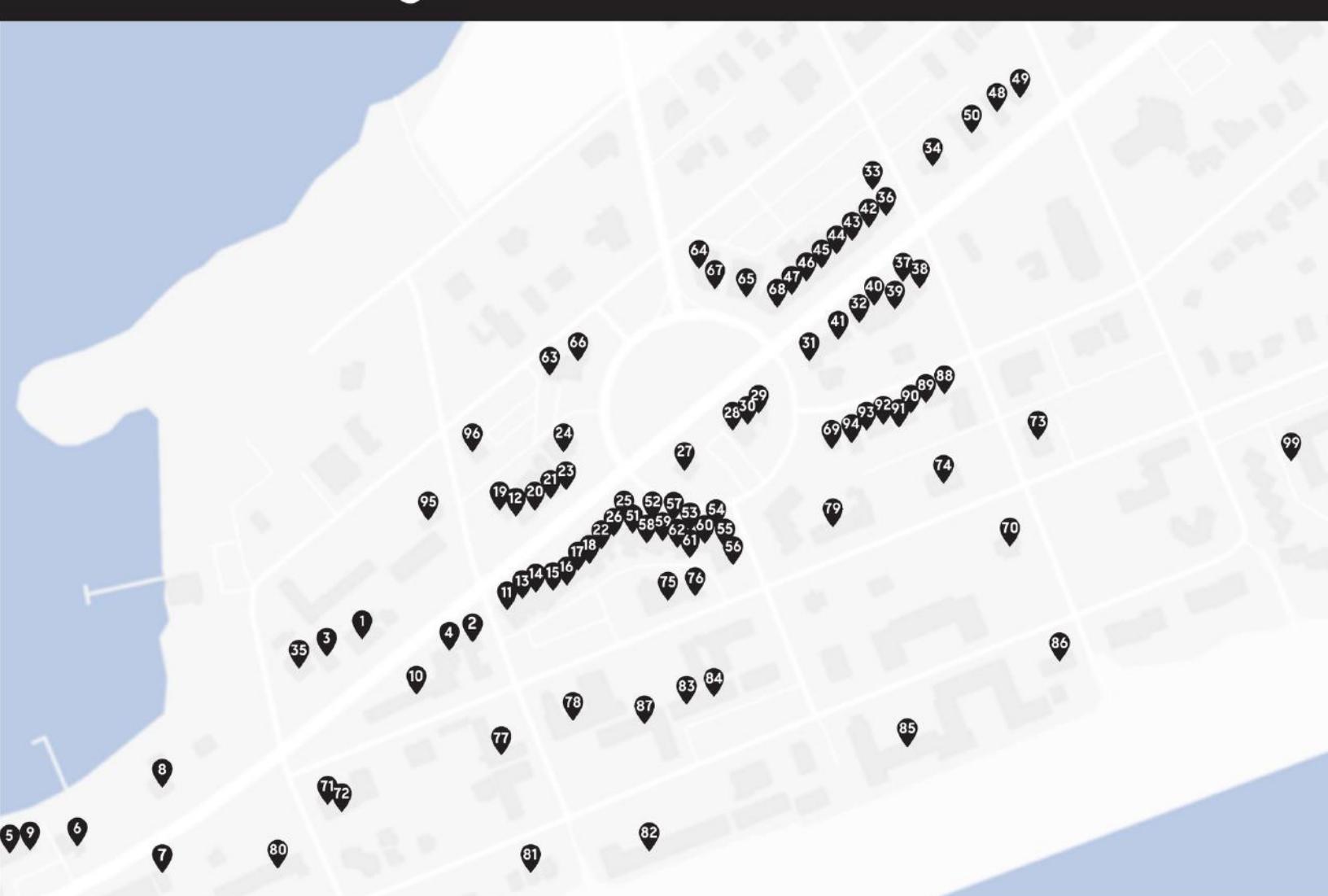
Map No. 174, conforms substantially to the approved plans and
TAX MAP NO. 300-49-4-32, 33, 34, 37
specifications heretofore filed in this office with Application for Building Permit date
August 1, 1978; August 7, 1980 (renewal), May 13, 1981
April 12, 1983, pursuant to which Building Permit No. as above..
dated ... as above, 19... was issued, and conforms to all of the requirements
of the applicable provisions of the law. The occupancy for which this certificate is
issued is ...two-story-masonry-retail-business-structure containing three retail
stores at the first floor and a restaurant at the second floor.
This certificate is issued to CINA REALTY INC.
of the aforesaid building.

8x BUILDING INSPECTOR

JOSEPH DE CRISTOFARO

FORM 3

Montauk Village



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 Tombolo
- 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 Rrose 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 Taun
- 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



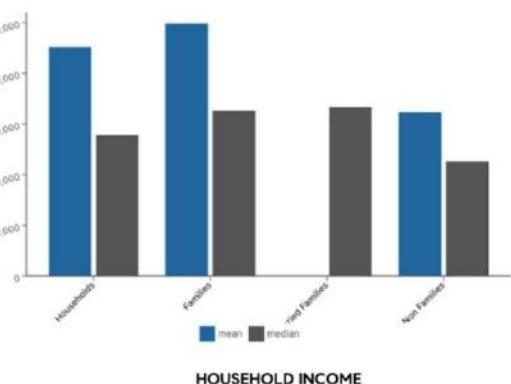
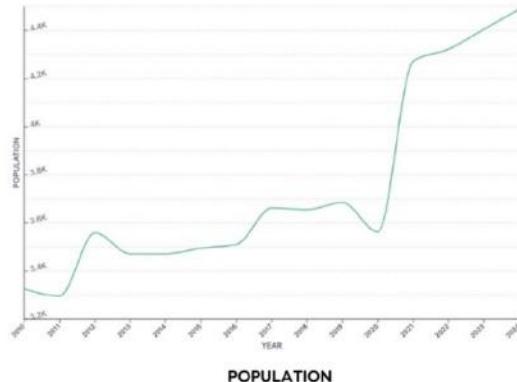
MONTAUK

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 cater 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.



PARKS

ACCOMODATION

ATTRACIONS

SHOPPING

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

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

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

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

COMPASS COMMERCIAL



RENDERING



Hal Zwick

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



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Lic. R.E. Salesperson