

290 MONTAUK HWY, EAST HAMPTON

East Hampton Village Mainstay

Restaurant & Ancillary Buildings on 2.246 Acres



COMPASS
COMMERCIAL



Gateway Visibility in a Coveted Corridor – Located just as Montauk Highway transitions into East Hampton Village from Wainscott, this 2.246-acre property commands 340 feet of frontage in one of the most exclusive commercial corridors on the East End. With wooded surroundings and constant highway exposure, it offers unmatched visibility and access.

Flagship Restaurant With Outdoor Dining – The **±3,700sf** single-story restaurant encompasses **116 indoor seats** across three dining rooms, plus an expansive outdoor dining deck. The layout includes two full bars, two guest powder rooms, a professional kitchen, pantry, office, walk-in cooler, and walk-in freezer—all finished in a refined yet approachable bistro style.

Two-Story Ancillary Building With Apartment – At the rear of the property, a **2,698sf** two-story building adds meaningful utility. The first floor includes two **meeting halls**, a **dining hall**, **bar**, two powder rooms, a **full commercial kitchen**, and a covered outdoor seating patio. The second floor features a **two-bedroom apartment** with an open living room under vaulted A-frame ceilings, a full bathroom, kitchen, and washer/dryer. This space offers valuable flexibility as staff housing, ownership quarters, or additional rental income.

Infrastructure, Zoning, and Location Advantages – Supported by **52 on-site parking spaces** and a detached **two-car garage**, the property offers the operational infrastructure expected for a freestanding site. **Zoned Commercial Industrial (CI)**, it allows for a wide array of commercial uses with potential for future reconfiguration or expansion via site plan approvals. As one of the few highway-facing commercial parcels at the gateway to East Hampton Village, this asset combines rare visibility, accessibility, and long-term adaptability in a high-value market.

Surrounding Neighbors:

The Clubhouse, Wainscott Farms, Serena & Lily, Barry's Wainscott, Levain Bakery, Goldberg's Bagels, SOFO Sandwich Co, La Capannina, Wainscott Inn, Red Horse Market, Kizzy T's, Apple Bank, Spa 27

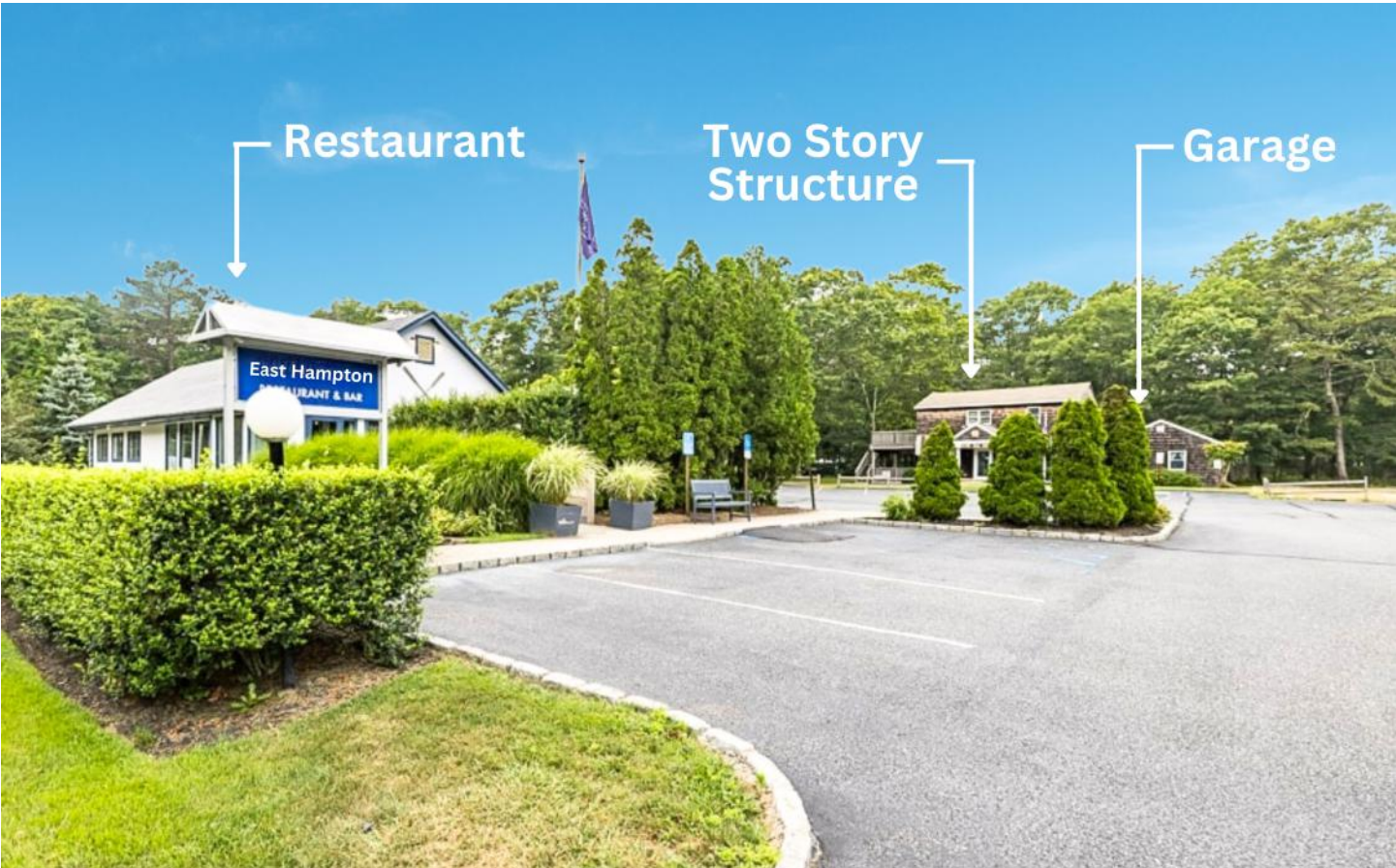
Inquire with the Hamptons Commercial RE Team for additional information.

Tax Map #: 472401 472402 006000 0001 004001 0001

2024 Town Taxes - \$5,376.72

2024 Village Taxes - \$3,458.40





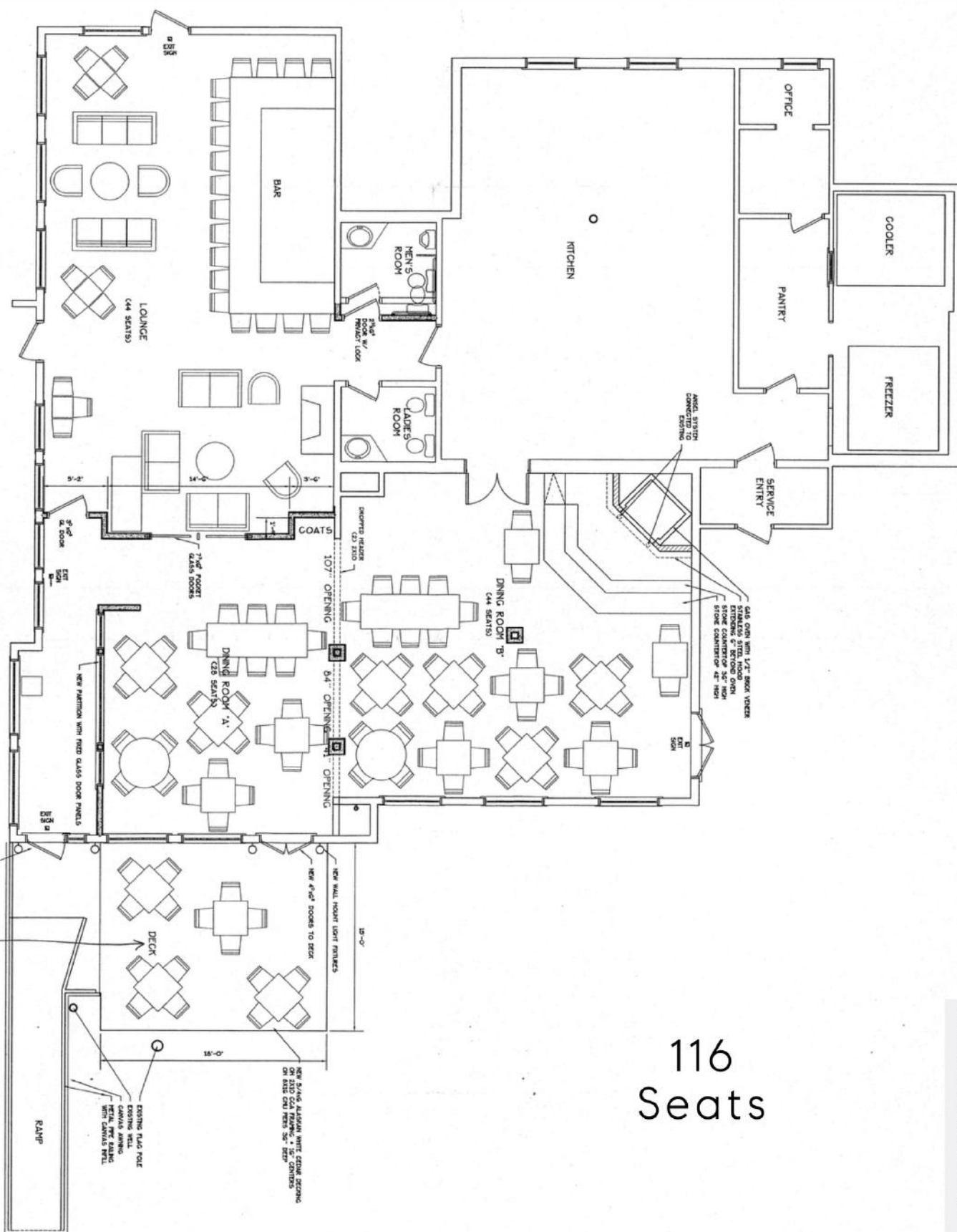








290 Montauk Hwy, East Hampton



116
Seats

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.

HC
RE

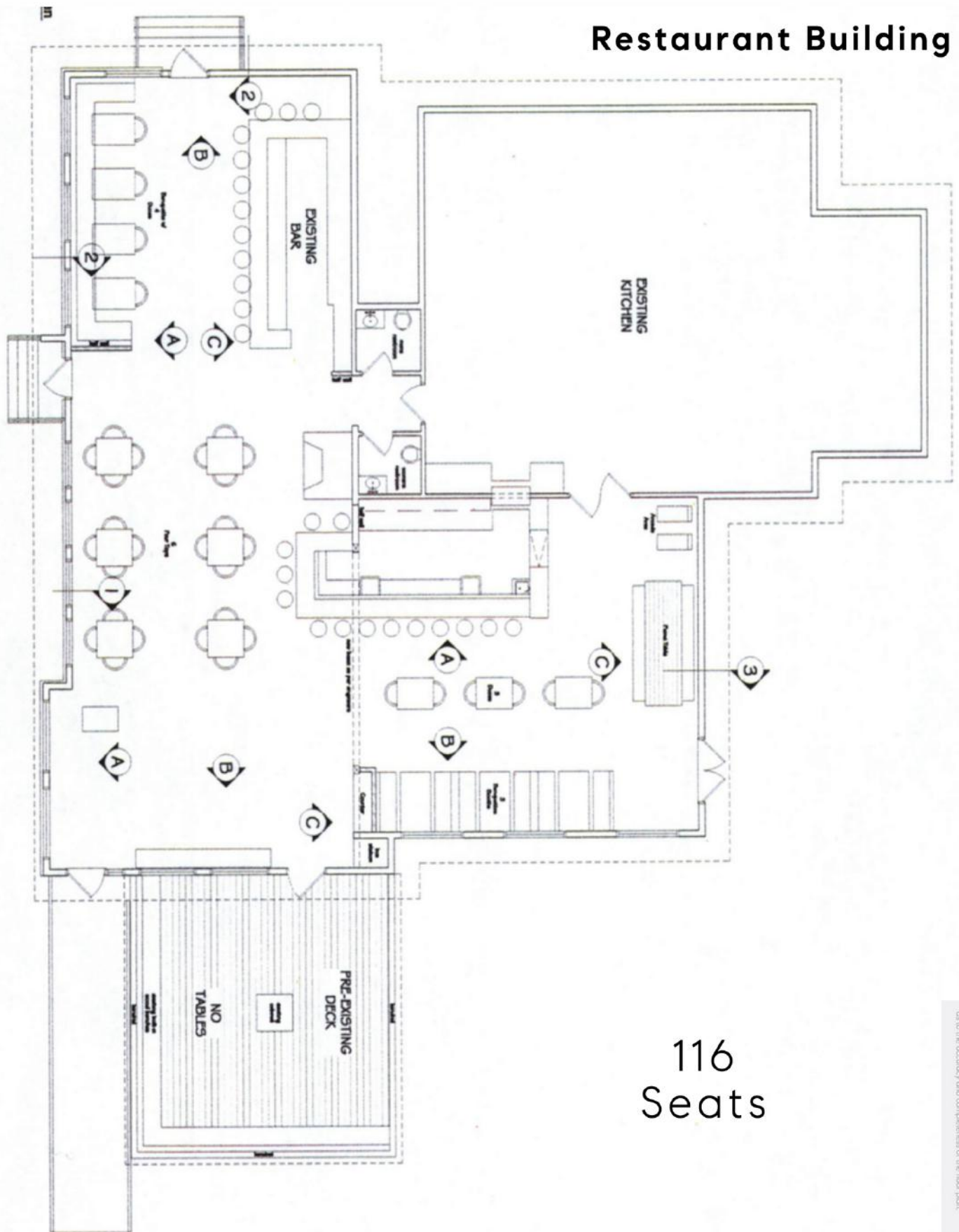
**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

Apprx Sq. Ft.:
3,700

1. FIRST FLOOR PLAN
SHEET A202 SCALE: 1/4"=1'-0"

1KWL SEATS
THIS AREA
REDUCE INT. COUNT

Restaurant Building



116
Seats

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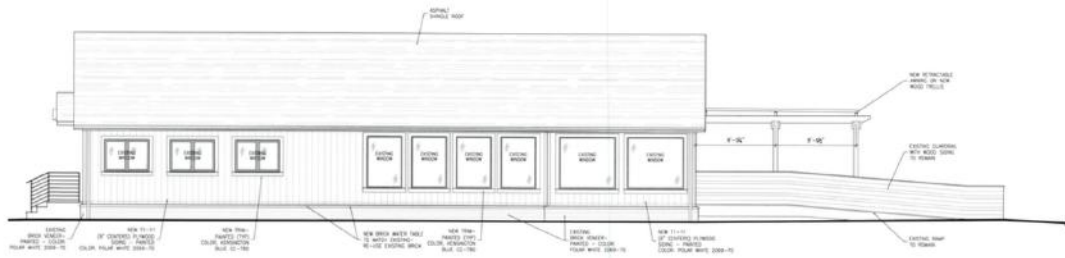


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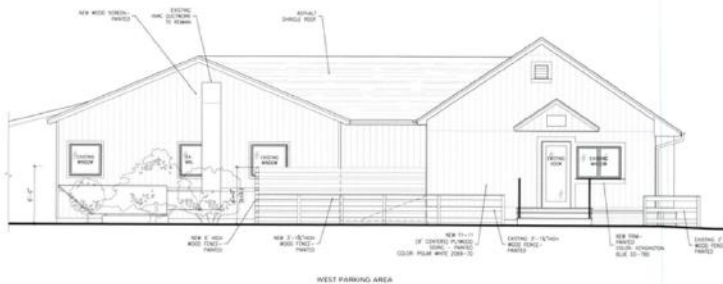
**Apprx Sq. Ft.:
3,700**

Elevations

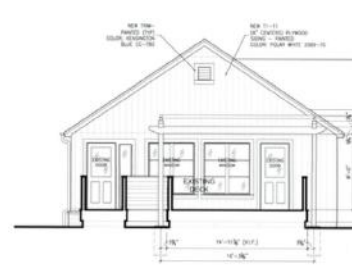
290 Montauk Hwy, East Hampton



SOUTH EXTERIOR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



WEST EXTERIOR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



EAST EXTERIOR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

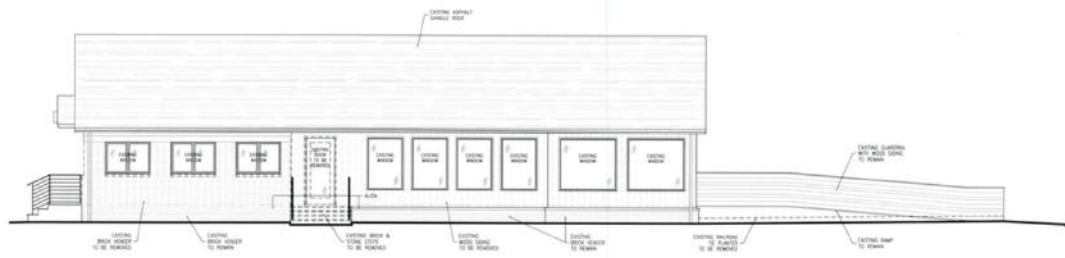
290 MONTAUK HIGHWAY
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EAST HAMPTON VILLAGE
NEW YORK 11937

RENOVATION/ALTERATIONS
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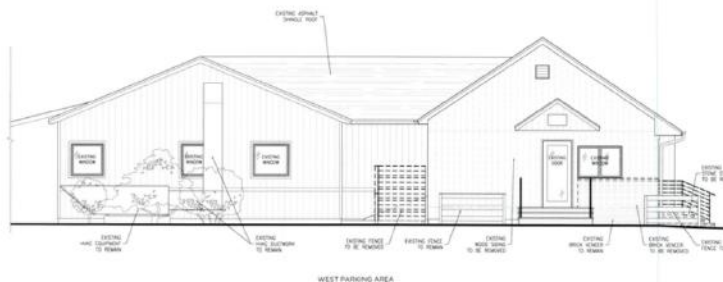
EXTERIOR ELEVATIONS - PROPOSED



306 A-201.00



SOUTH EXTERIOR ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



WEST EXTERIOR ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



EAST EXTERIOR ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS - DEMOLITION



206 A-200.00



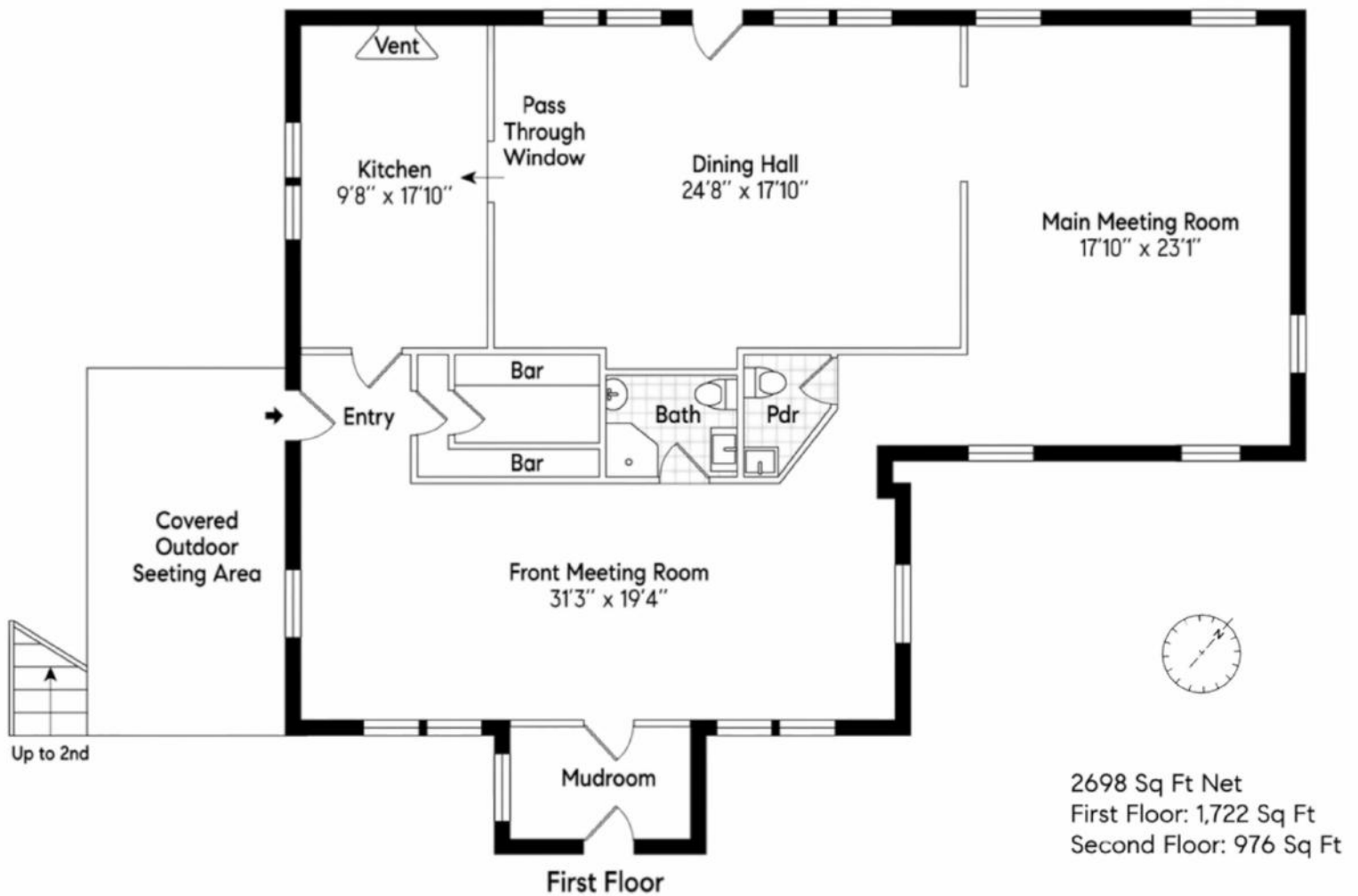
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Back Building

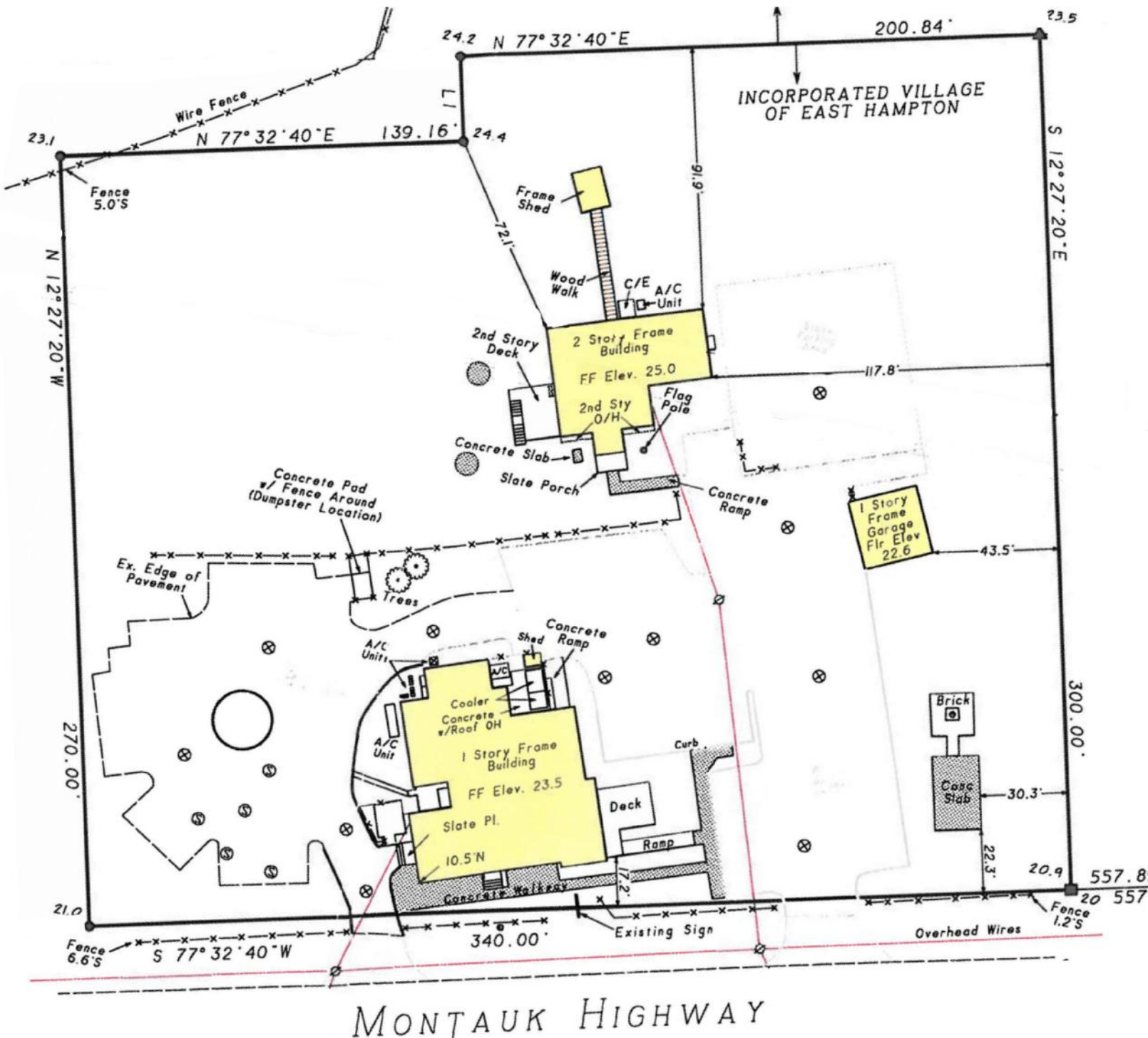


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**Apprx Sq. Ft.:
2,698**



MONTAUK HIGHWAY

CALCULATIONS BASED ON CURRENT CODE ADOPTED ON JUNE 19, 2015

COVERED CALCULATIONS

Permitted: 16,282 sq.ft. (10% of Lot Area = 6,500 sq.ft.)
Existing: 32,428 sq.ft.

MAXIMUM GROSS FLOOR AREA OF PRINCIPAL DWELLINGS:

Permitted: 8,334 sq.ft. (3% of Lot Area = 5,400 sq.ft. (20,000 sq.ft. max.))
Existing: Total square footage not measured
(North) 2 Story Frame Bldg. Footprint: 1,843 sq.ft.
(South) 1 Story Frame Bldg. Footprint: 3,864 sq.ft.

MAXIMUM GROSS FLOOR AREA OF ACCESSORY BUILDINGS:

Permitted: 1,489 sq.ft. (0.5% of Lot Area = 1,000 sq.ft.)
Existing: Total square footage not measured
Garage Footprint: 586 sq.ft.
Shed Footprints: 171 sq.ft.
Cooler Footprints: 81

CALCULATIONS BASED ON CODE PRIOR TO JUNE 19, 2015

COVERED CALCULATIONS

Permitted: 20,065 sq.ft. (20% of Lot Area = 500 sq.ft.)
Existing: 32,428 sq.ft.

MAXIMUM GROSS FLOOR AREA OF PRINCIPAL DWELLINGS:

Permitted: 10,782 sq.ft. (10% of Lot Area = 1000 sq.ft. (20,000 sq.ft. max.))
Existing: Total square footage not measured
(North) 2 Story Frame Bldg. Footprint: 1,843 sq.ft.
(South) 1 Story Frame Bldg. Footprint: 3,864 sq.ft.

MAXIMUM GROSS FLOOR AREA OF ACCESSORY BUILDINGS:

Permitted: 2,156 sq.ft. (2% of Lot Area = 200 sq.ft.)
Existing: Total square footage not measured
Garage Footprint: 586 sq.ft.
Shed Footprints: 171 sq.ft.
Cooler Footprints: 81

AREA: 97.825 sq.ft.
or 2.2458 acres

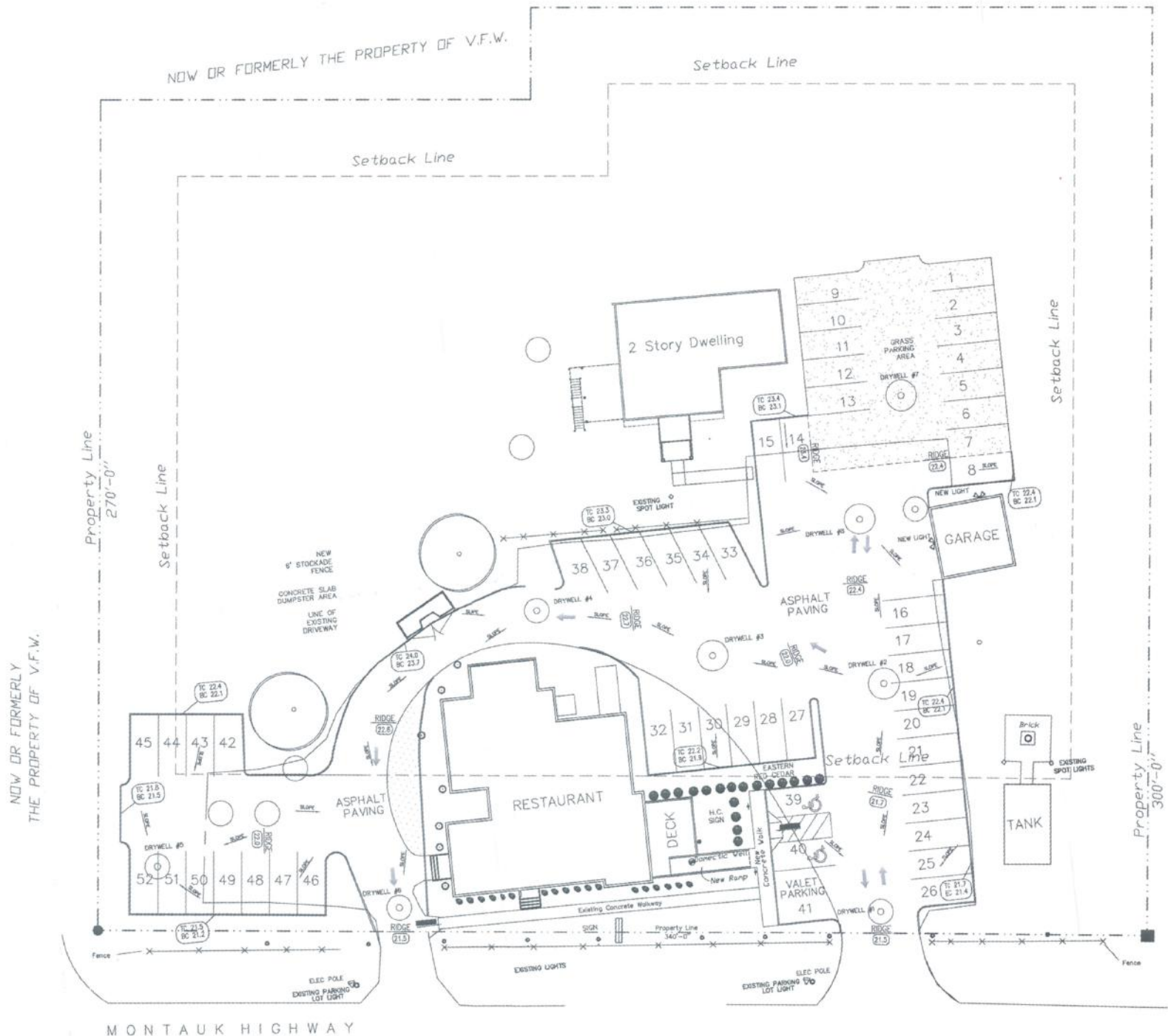


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**Apprx Acreage:
2.246**

Site Plan

290 Montauk Hwy, East Hampton



MONTAUK HIGHWAY

PROPERTY DESCRIPTION:

	EXISTING	PROPOSED	% CHANGE
LOT AREA	97,825 s.f.	97,825 s.f.	NONE
GROSS FLOOR AREA	6,209 s.f.	6,209 s.f.	NONE
PERCENT EXPANSION	NONE	NONE	NONE
BUILDINGS	6,209 s.f.	6,209 s.f.	NONE
WALKS, DECKS, LANDINGS	1,898 s.f.	2,471 s.f.	23.1%
TOTAL	8,107 s.f.	8,680 s.f.	6.6%
PARKING	17,733 s.f.	24,022 s.f.	35.4%
% COVERAGE	26.4%	33.4%	



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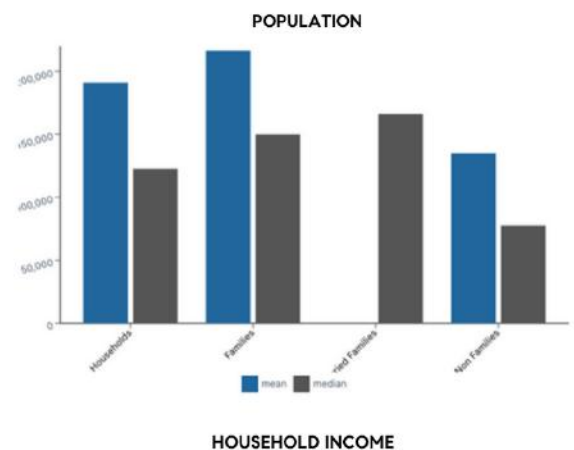
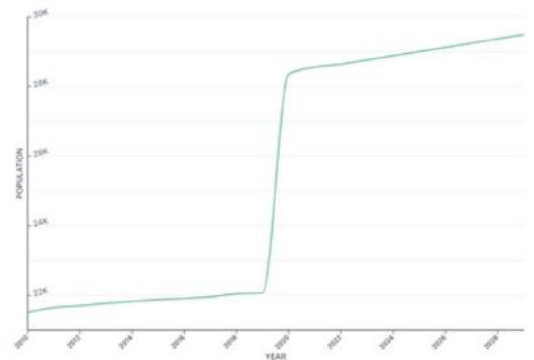


EAST HAMPTON

East Hampton is a Village within the Township of East Hampton located just 95 miles east of Manhattan. The area was settled in 1660 and was later incorporated as a village in 1920. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that East Hampton has attracts international appeal.

As of 2024, East Hampton has a population of 28,885, with an average household income of \$190,966. East Hampton is currently growing at a rate of 0.42% annually and its population has increased by 1.84% since the previous census in 2020.

East Hampton is known for its blend of history, entertainment, and natural beauty. Popular attractions include the iconic Main Beach, celebrated for its stunning ocean views, and the Guild Hall, a cultural center offering art exhibits and performances. History enthusiasts can visit the Mulford Farm, a preserved 17th-century homestead, or the Home Sweet Home Museum, believed to have inspired the famous song. The village is also home to a wide selection of boutique shops and gourmet restaurants, ranging from small locally-owned businesses to upscale establishments.



PARKS

- Cedar Point County Park
- Herrick Park
- Duck Pond
- Maidstone Park
- Buckstone Meadow Preserve

ACCOMODATION

- 1770 House
- The Baker House 1650
- LVD at The Maidstone
- Journey East Hampton
- Mill House Inn

ATTRACTIONS

- Guild Hall
- LongHouse Reserve
- Pollock-Krasner House
- Mulford Farm Museum
- Home Sweet Home Museum

SHOPPING

- Main Street
- Newtown Lane
- Park Place
- The Circle
- Railroad Ave

COMPASS COMMERCIAL



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HAMPTONS COMMERCIAL RE
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