

47 MONTAUK HWY, EAST HAMPTON

Prime Restaurant Opportunity

Lease & Equipment Available to Purchase
Fully Renovated, 150-Seats, 6 Staff Bedrooms



COMPASS
COMMERCIAL



Key Details

Opportunity for a new operator to purchase the long-term lease of this fully equipped and renovated restaurant at the entry to East Hampton Village on Montauk Highway.

47 Montauk Hwy is prominently located at the entrance to East Hampton Village in the East Hampton Town Center. It features a recently renovated restaurant, 2-bedroom cottage & 4-bedroom apartment for staff housing, and ample, dedicated parking.

The **2,452sf restaurant footprint** is comprised of a luxurious, extended bar, dining room with several secluded dining areas, 3 powder rooms, a fully equipped kitchen, two walk-ins, and a prep kitchen. (*110 Interior Seats & 40 Outdoor Patio Seats*).

Surrounding Neighbors:

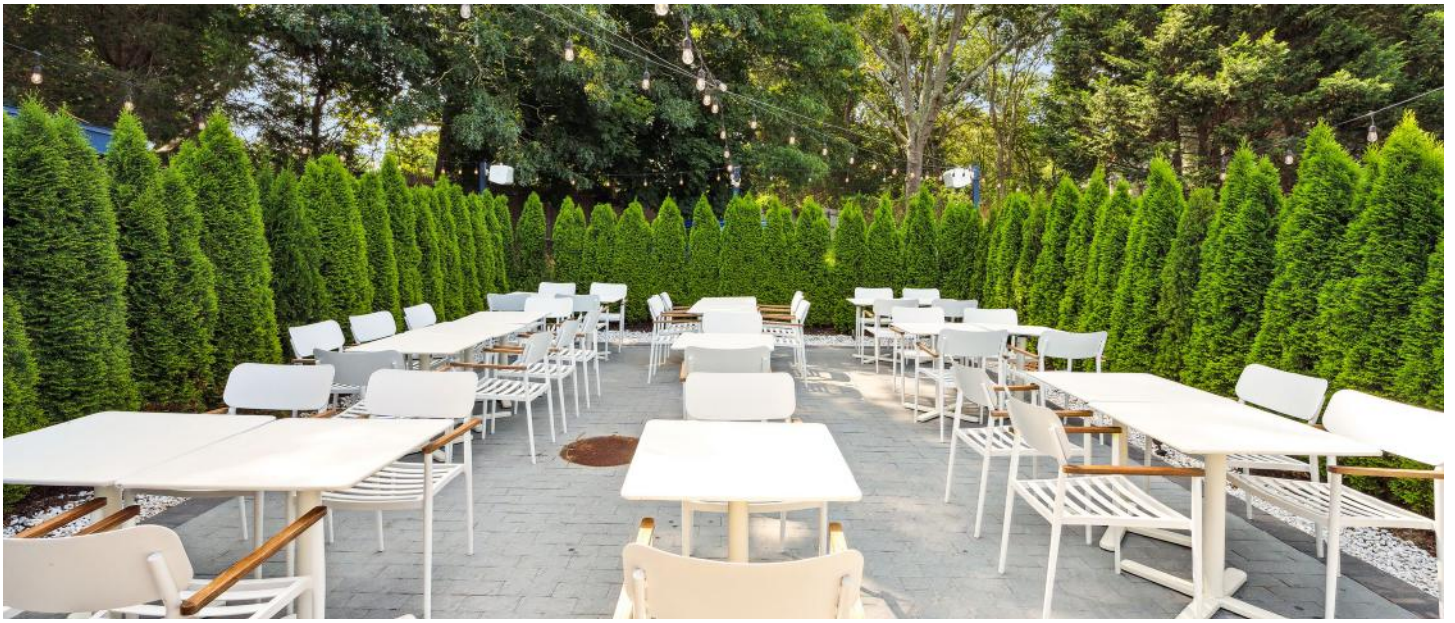
Red Horse Market, Cove Hollow Restaurant, Spa 27 Health & Beauty, CVS Pharmacy, East Hampton Colonial Inn, Buckley's Flower Shop, Apple Bank, and Petit Blue

Price Upon Request

Contact the Hamptons Commercial RE Team for additional information.















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:
2,452**



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