

131 E LAKE DR, MONTAUK

Montauk Boutique Resort Compound

13 Units • Waterfront • 1.17 Acres • Potential Expansion



COMPASS
COMMERCIAL





Waterfront Income Property With Expansion Potential – This **1.19-acre** multi-family compound includes **13 total units across four buildings**, plus **~107 feet of direct lake frontage** with a sandy beach & a private kayak launch. Western exposure provides exceptional sunset views—an increasingly rare attribute for Montauk income-producing property.

Established Multi-Building Residential Layout – The property includes 13 units across four structures, as follows:

- Former Waterfront Main House (demolished): **2 units** — a 4BR/2BA residence and a 1BR/1BA unit, offering redevelopment potential within the prior footprint.
- Long Row Building: **7 units** — two 1BR/1BA apartments and five studio units.
- Street-Parallel Triplex: **3 units** — each a 1BR/1BA apartment.
- Lakefront Cottage: **1 unit** — a standalone 1BR/1BA cottage near the shoreline.

This structure mix provides strong existing density and a versatile foundation for future planning.

Lakefront Infrastructure & Extensive Parking – The waterfront improvements include a bulkhead, sandy beach, lakeside stairs, and a boat launch. A long driveway and expanded parking area accommodate **23 vehicles**, supporting year-round tenancy, contractor activity, or high-turnover seasonal rentals without congestion.

Residence A Zoning Within Coastal & Harbor Overlays – The site lies within the Residence A district, further governed by the **Harbor Protection Overlay District (HPOD)** and **Coastal Erosion Hazard Zone 2**. Existing improvements, longstanding unit density, and the historical location of the former main house may offer meaningful advantages for future redevelopment applications.

Prime Montauk Setting With Long-Term Upside – Positioned just below the Montauk Lake Club and surrounded by marinas, beaches, restaurants, and high-value residential enclaves, the property sits within one of Montauk's most desirable waterfront districts. The combination of scale, frontage, sunset orientation, and unit count presents a rare opportunity with both immediate stability and future optionality.

Surrounding Neighbors:

Montauk Lake Club & Marina, Montauk Anglers Club & Marina, The Crow's Nest, Ditch Witch
Deep Hollow Ranch, Montauk Lighthouse, Gotham Tennis Montauk, Montauk Yacht Club

Asking Price: \$11,500,000

Inquire with the Hamptons Commercial RE Team for additional information.

Tax ID #: 472489-472406-013000-0003-014000-0000

2024 Town Tax Bill: \$12,496.80

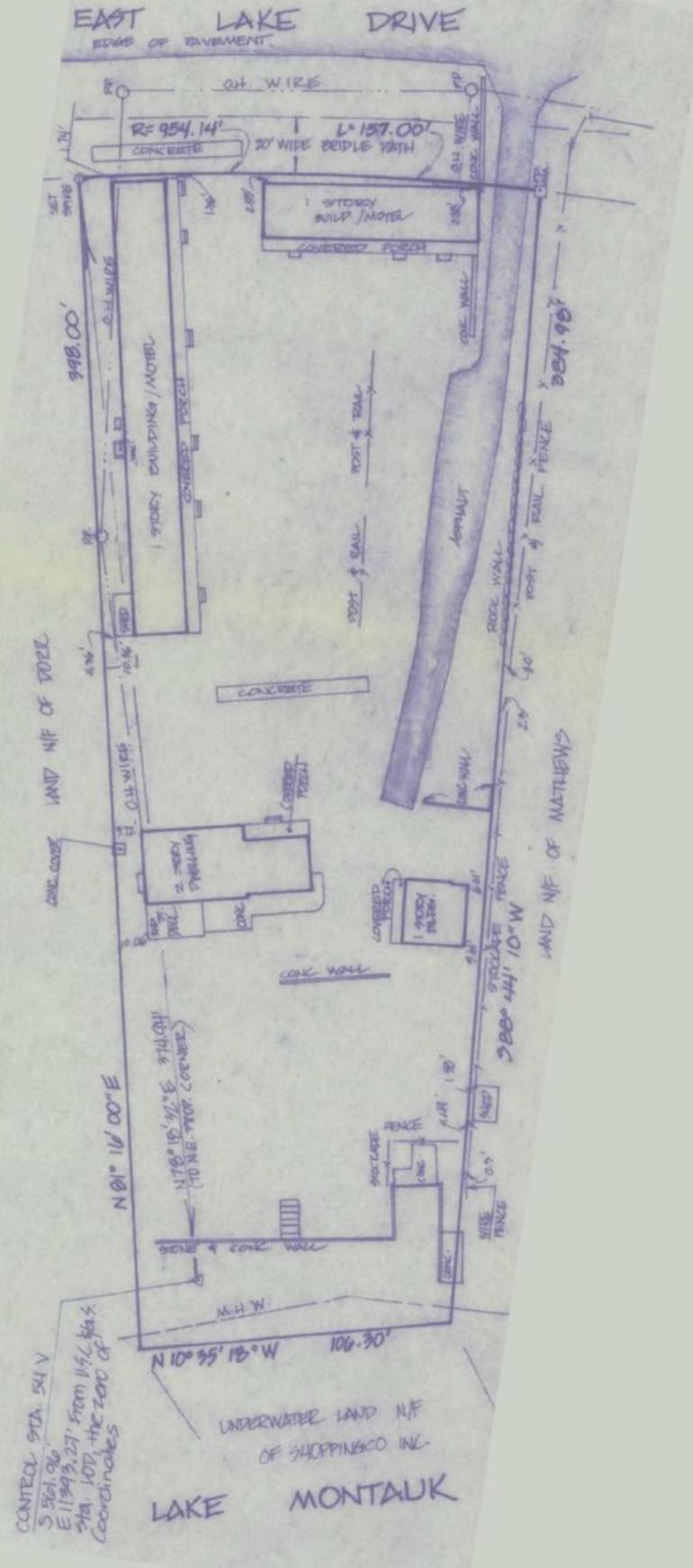












Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



**HAMPTONS COMMERCIAL
REAL ESTATE TEAM**

**Apprx Acreage:
1.19**



BUILDING DEPARTMENT
TOWN OF EAST HAMPTON

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

C E R T I F I C A T E O F O C C U P A N C Y

Fee: \$50.00

Number 18392 (B.P.'S 25,460,631,
1250,5364,7881)

Date July 23, 2001

This certifies that the structure located at:

131 EAST LAKE DRIVE, MONTAUK

Map , Block , Lot(s)

Tax Map Number 300-13-3-14

as shown on survey dated 05/17/2001 prepared by WILLIAM J. WALSH, L.S.
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:

(1) ONE-STORY, MOTEL WITH COVERED PORCH ERECTED BEFORE THE ADOPTION OF
ZONING; WITH 180 SQ MECHANICAL ROOM, BREEZEWAY AND 1800 SQ FT ONE-STORY
ADDITION, ALL TO EXISTING MOTEL; (1) 1341 SQ FT THREE-UNIT, ONE-STORY, MOTEL
WITH 278 SQ FT ROOFED OVER DECK; (1) TWO-STORY RESIDENCE HAVING ONE KITCHEN
ONLY, COVERED PORCH AND DECKING; 528 SQ FT ADDITION AND ATTACHED GARAGE; 972
SQ FT LOWER LEVEL RENTAL APARTMENT ALL TO RESIDENCE; AND 352 SQ FT DETACHED
ONE-STORY RENTAL UNIT WITH COVERED PORCH. (13 RENTAL UNITS AND RESIDENCE,
TOTAL).

This certificate is issued to:

HARRY & HELEN A. FISCHER

owner of the aforesaid structure.

DONALD T. SHARKEY
CHIEF BUILDING INSPECTOR



HAMPTONS COMMERCIAL
REAL ESTATE TEAM



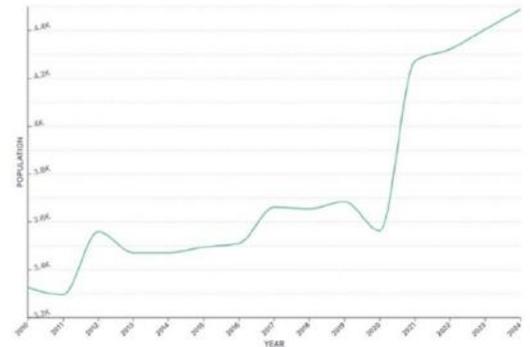
MONTAUK

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.

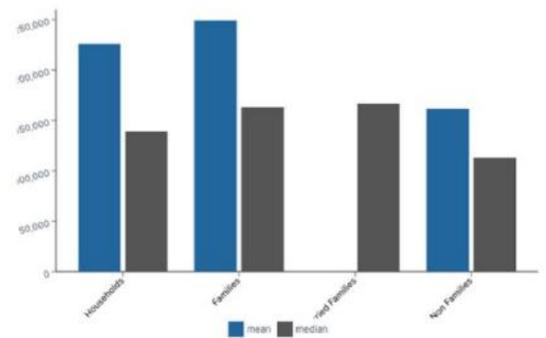
As of 2024, Montauk has a population of 4,448, with an average household income of \$214,849. Montauk is currently growing at a rate of 1.88% annually, and its population has increased by 25.96% since the previous census in 2020.

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

ACCOMODATION

ATTRACTIONS

SHOPPING

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> • Montauk Point State Park • Shadmoor State Park • Hither Hills State Park • Camp Hero State Park • Kirk Park Beach | <ul style="list-style-type: none"> • The Surf Lodge • Gurney's Resort & Spa • Montauk Yacht Club • Royal Atlantic Beach Resort • Marram | <ul style="list-style-type: none"> • Montauk Point Lighthouse • Deep Hollow Ranch • Gurney's Resort • Montauk Farmer's Market • Montauk Downs Golf Course | <ul style="list-style-type: none"> • Montauk Surf & Sports • Wyld Blue • The 8th Drifter • Whalebone • Adam Mar |
|---|--|--|--|

COMPASS COMMERCIAL



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HAMPTONS COMMERCIAL RE
ADVISORY TEAM