



Island Associates Real Estate Inc.

We create value

For Sale

**2647 Montauk Highway
Brookhaven, NY**



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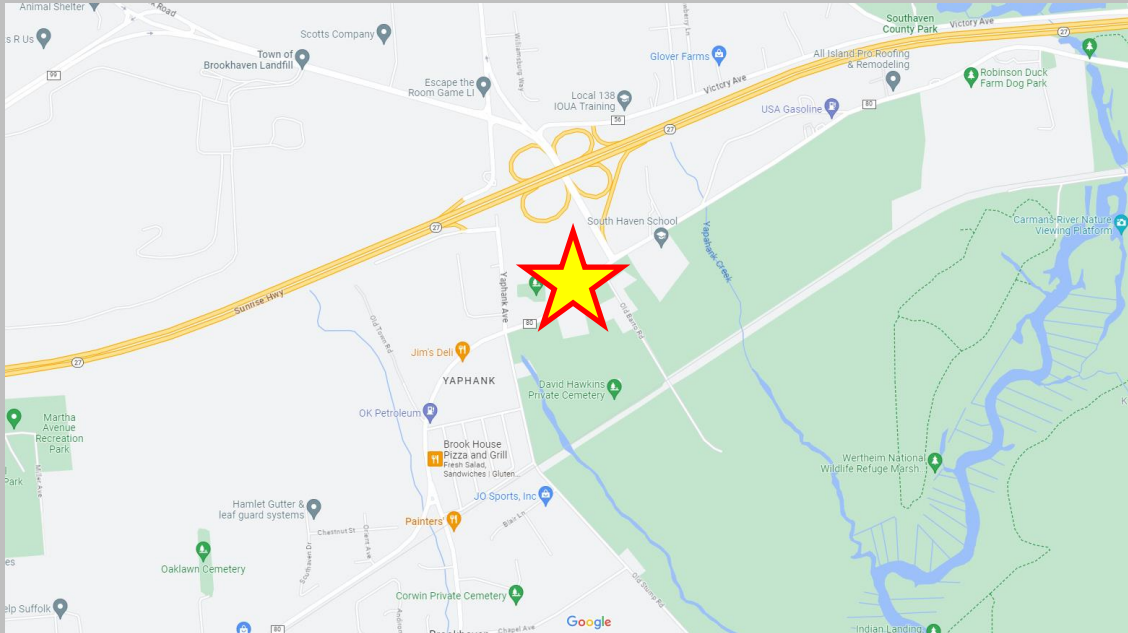
Property Information

4,800 SF on 2.4 Acres

Price: \$1,950,000

Taxes: +/- \$21,121.84

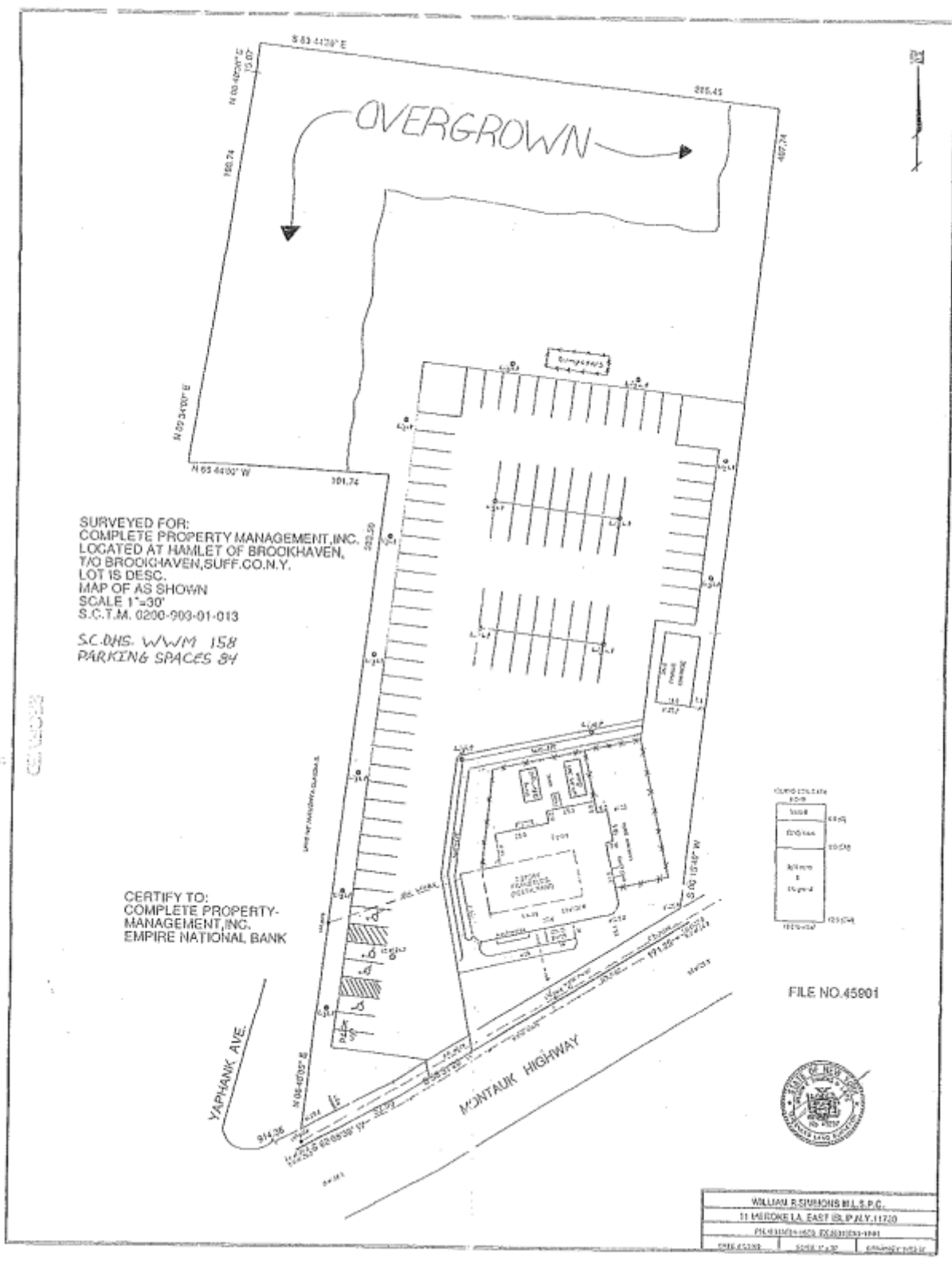
Ground Lease Available / Call for Pricing



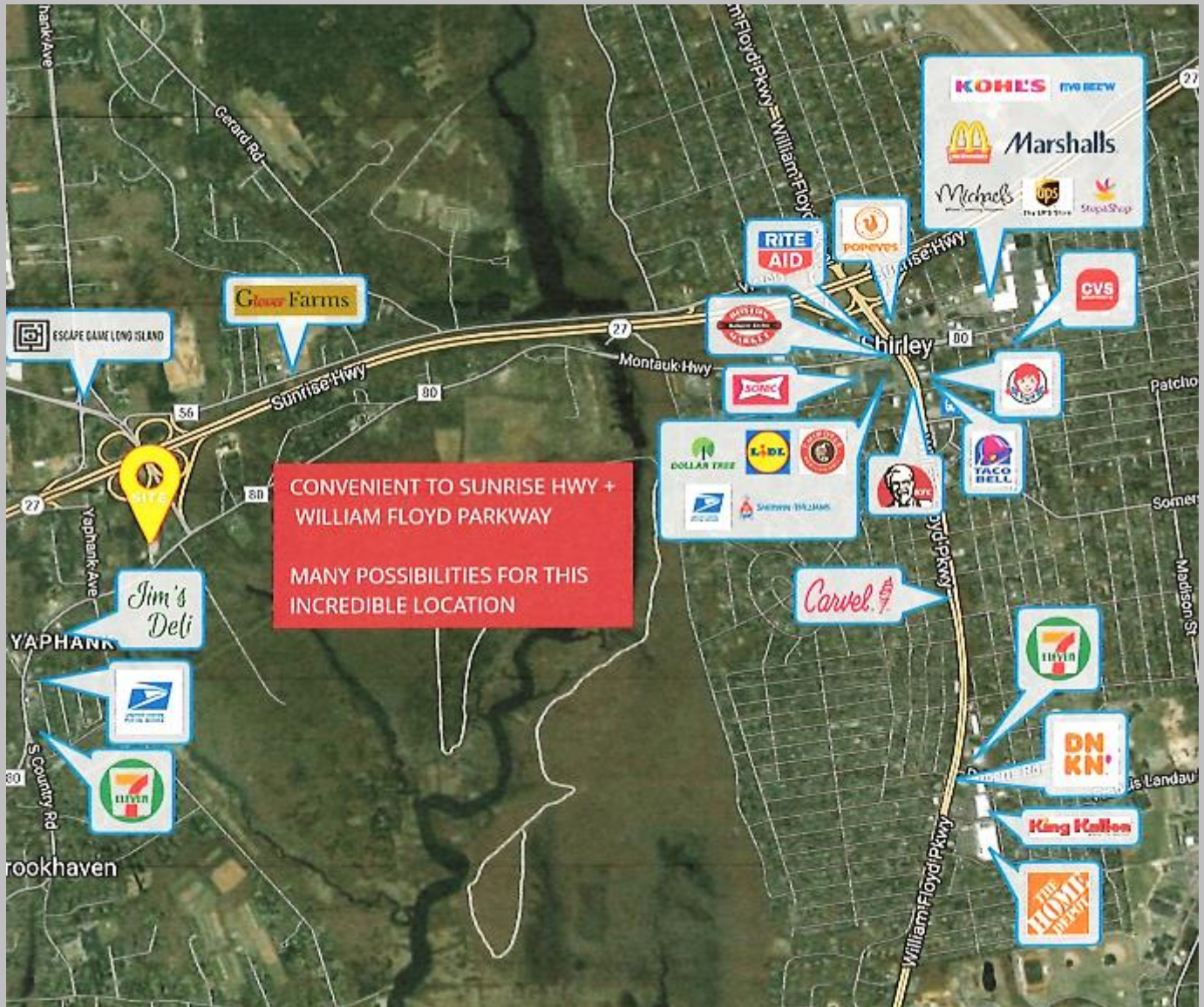
- Freestanding Building / Former Restaurant Use
 - 4,800 SF Interior, 7,000SF Detached Garage + 1,400 SF Outdoor Dining Patio
- 224' Frontage on Montauk Hwy. / DTC of 15,506
 - 100+ Parking Spaces
- Town of Brookhaven 2017 Site Plan Approvals to upgrade drainage, curbing, sidewalks, outside lighting, asphalt parking lot & increase patio size
- SCDHS current approval for 75 indoor seats (operating with 120+ seats). Conditional approval for 158 seats upon verification of sanitary system & installation of any additional pools if necessary.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,978	40,140	122,440
Average HH Income	\$105,370	\$121,829	\$115,037

*All information is subject to errors, omissions, modification, and withdrawal.
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