Island Associates Real Estate, Inc.

631-982-2100

info@islandassociates.com

444 Route 111, Smithtown, NY 11787



ACTIVE

2647 Montauk Hwy, Brookhaven, NY

2647 Montauk Hwy,Brookhaven, NY 11719

PRICE	SIZE	PROPERTY TYPE	AVAILABLE	MARKET
From $1,950,000	**4,800 SF**	**Retail**	**For Sale**	**New York**

PROPERTY DESCRIPTION

4,800 SF on 2.4 Acres

Ground Lease Available / Call for Pricing

Freestanding Building / Former Restaurant Use

4,800 SF Interior, 7,00SF 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.

GALLERY





BROKERS



BROKER / AGENT

Christopher R. Mayor

Commercial Sales Associate

631-982-2100 x107 · chris@islandassociates.com



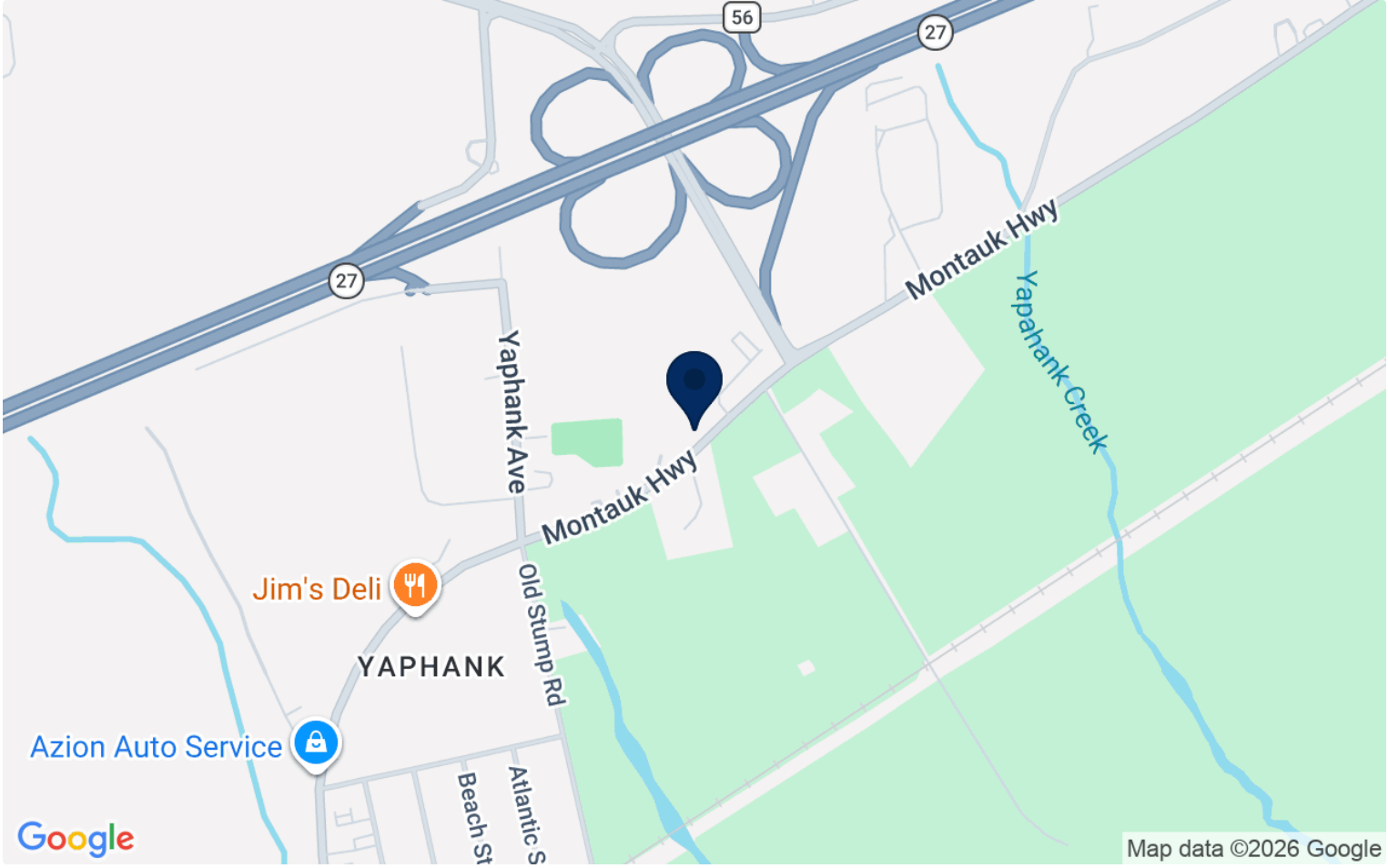
BROKER / AGENT

Lawrence Densen

Commercial Sales Associate

631-982-2100 x115 · larry@islandassociates.com

LOCATION



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