

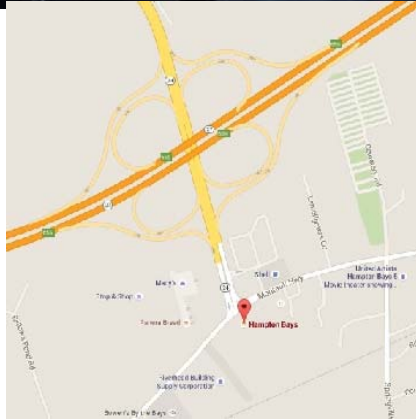
Hampton Bays Diner

153 W Montauk Highway
Hampton Bays, NY 11945

8,000 SF Building
with Full Basement

250' x 400' Parcel

Prime Intersection
At Sunrise Highway Exit



Across from Macy's, PetCo & Citibank

This is the prime intersection of Hampton Bays and has the largest retail anchor in the area.

The diner operator has been at this location since 1984 (31 years) with 16 years remaining on the existing lease. Rent Approximately \$150,000 Net per year.

Tenant has right of first refusal on purchase of the property.

There exists a first mortgage on the improvements, the modular diner building and its contents. Property will be delivered free and clear of all liens.



Business for sale - **ASKING**
\$1,250,000

For Private Showing Call:
Paul G. W. Fetscher CCIM, SCLS
Great American Brokerage
(516) 889-7200 GtAmerican@aol.com
www.RestaurantExpert.com

Please Be Discreet Do Not Speak to Anyone On Premises

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice