

Hampton Bays Retail & Land

High Visibility Location on Busy Montauk Highway

Two Retail Opportunities



**Parcel A – 2,731 SF Building + Full Basement
Previously a Bank with Drive Thru**

Parcel B – 1.2 Acres Approved for 7,300 SF

Combined 2.2 Acres - Approved Site Plan

For Private Showing Call:

Paul G. W. Fetscher CCIM CRX CLS
Great American Brokerage

(516) 889-7200 Paul@RestaurantExpert.com

www.RestaurantExpert.com

Licensed Real Estate Broker

Available for Long Term Lease

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

Parcel A – 93 East Montauk Highway
2,731 SF Building + Full Basement
Formerly a Bank with Drive Thru & Full Basement
Rent \$100,000/Year



Full Height Basement – Formerly Offices







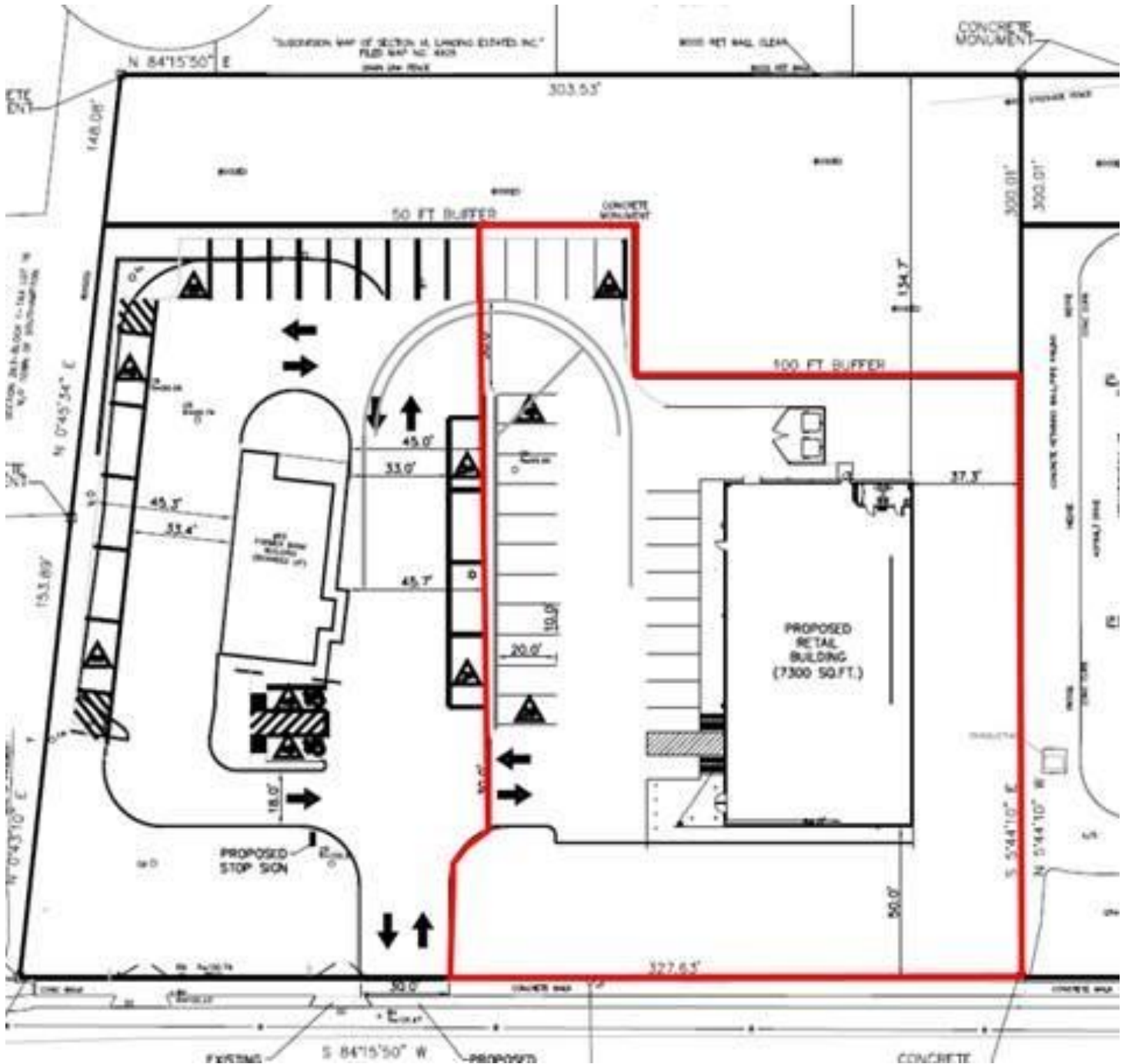
30,000 SF of Paved Area



Parcel B – 93 East Montauk Highway

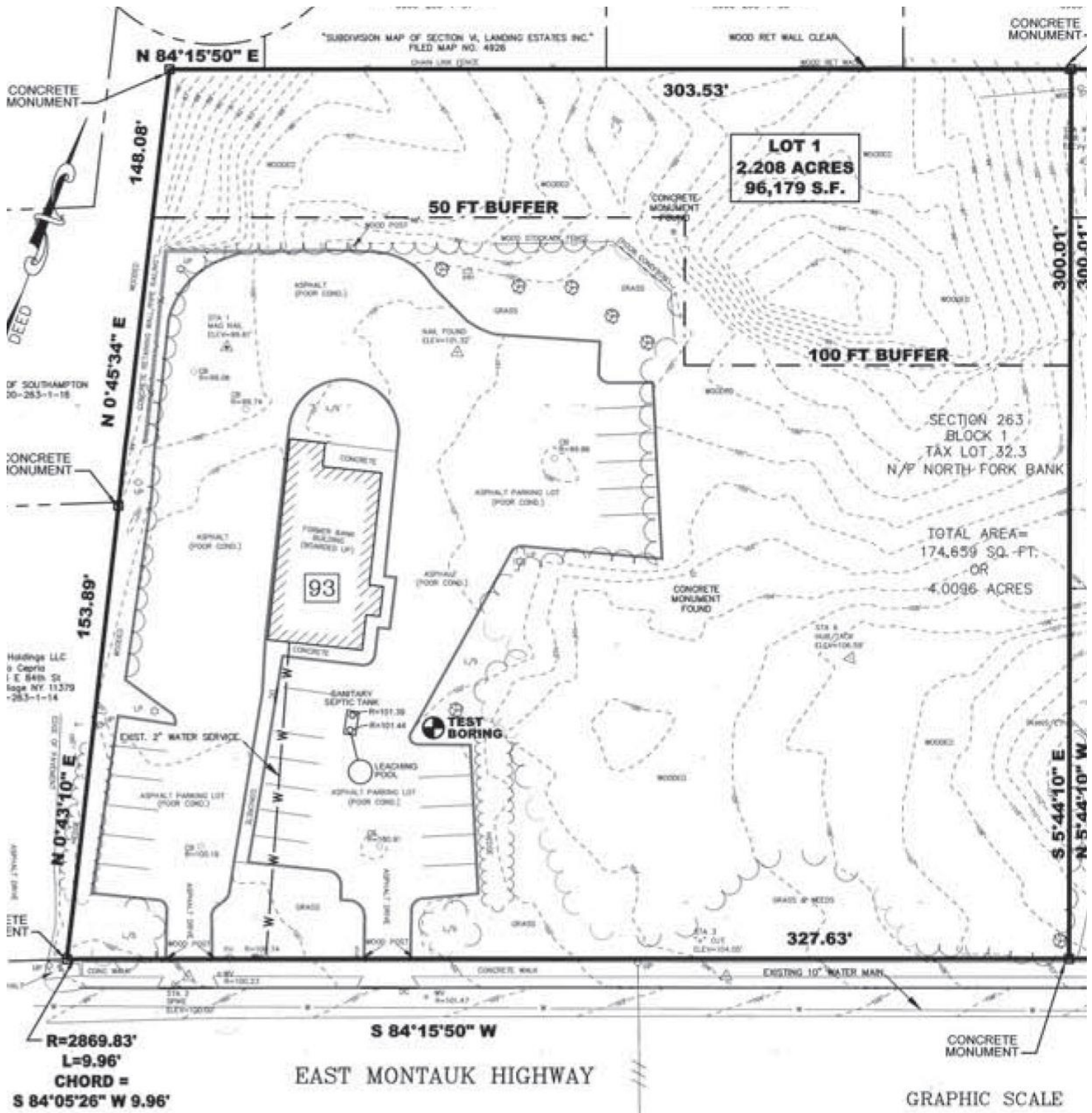
Approx 1.2 Acres

Recently Approved for 7,300 SF Retail Building
Land Lease **\$10,000/month**



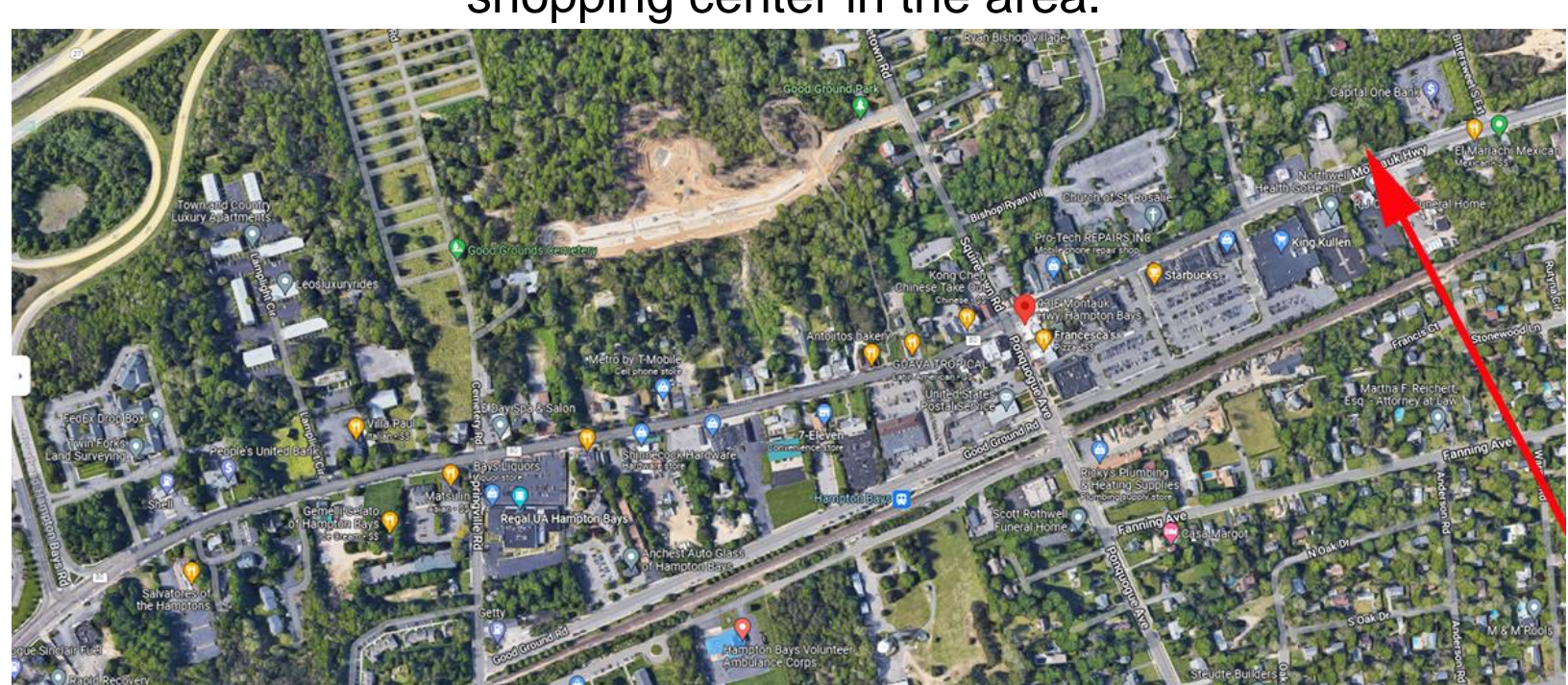
Previously Approved Site Plan

Topographic Survey





Diagonally across the street from the largest shopping center in the area.



**93 & 93A East Montauk Highway
Hampton Bays, NY**

**Parcel A = Approx 1 Acre
Parcel B = Approx 1.2 Acres**



Available for Long Term Ground Lease

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