

# 670

## MONTAUK HIGHWAY WATER MILL, SOUTHAMPTON

Intersection of Old Mill Road & Montauk Highway

RESTAURANT FOR LEASE

### APPROXIMATE SIZE

5,000 SF

### ASKING RENT

\$18,000/Month

### POSSESSION

Immediate

### TERM

10-15 Years

### FRONTAGE

50 FT

### COMMENTS

- Fully built-out and renovated restaurant in Water Mill Square with an omakase bar, liquor bar, 2 dining rooms, and outdoor seating
- Occupancy of 120+ guests
- Great exposure in the Hamptons with an on-site parking lot to share
- **4AM liquor license in place**
- \$350K in key-money

### NEIGHBORS

- Suki Zuki • Green Thumb • Hampton Kitchen  
• Calissa • Bistro Ete • Hampton Coffee • Tracy Anderson • Watermill Pilates • UPS  
• Water Mill Wine & Spirits • Jay Salon

### TRANSPORTATION



JAMES FAMULARO  
President

JOHN ROESCH  
Director  
212.468.5971  
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KEVIN BISCONTI  
Director  
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## RESTAURANT FOR LEASE



INTERIOR

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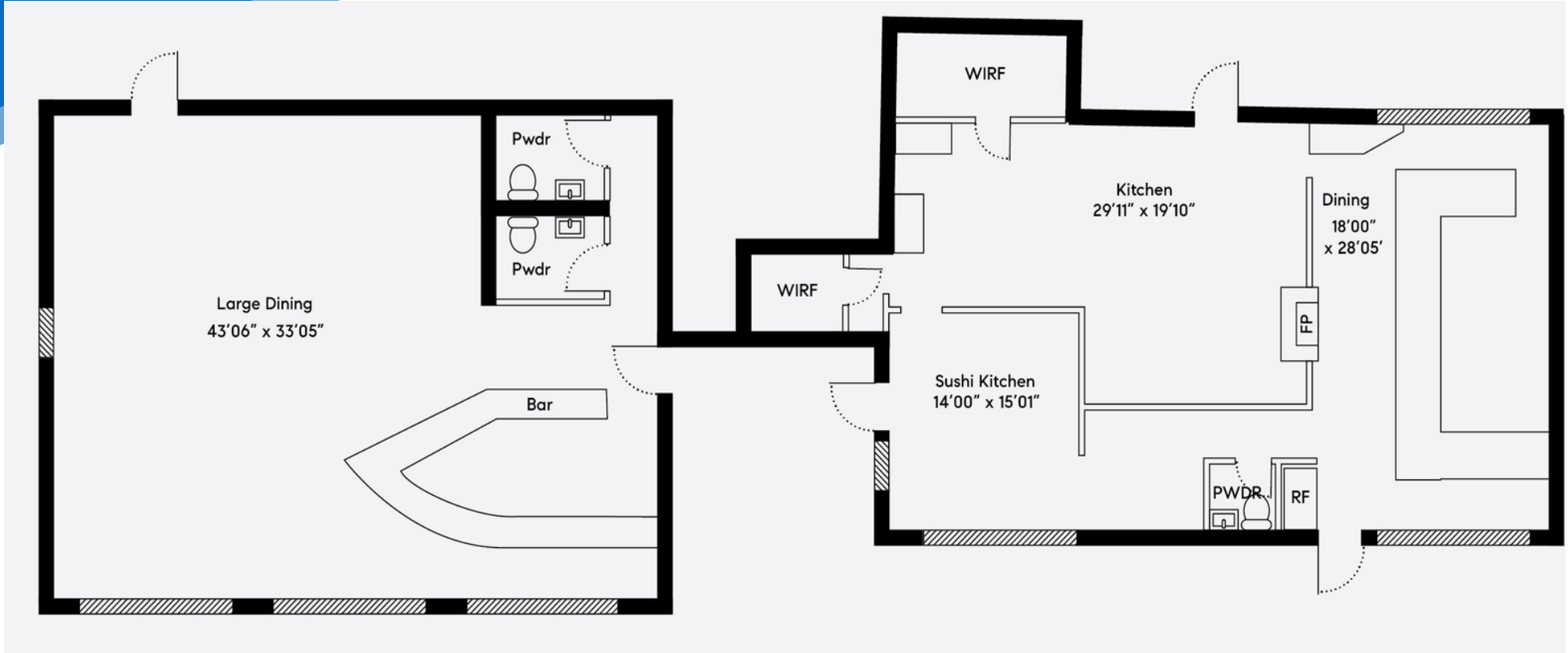
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RESTAURANT FOR LEASE

FLOOR PLAN



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RESTAURANT FOR LEASE



NEIGHBORS

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