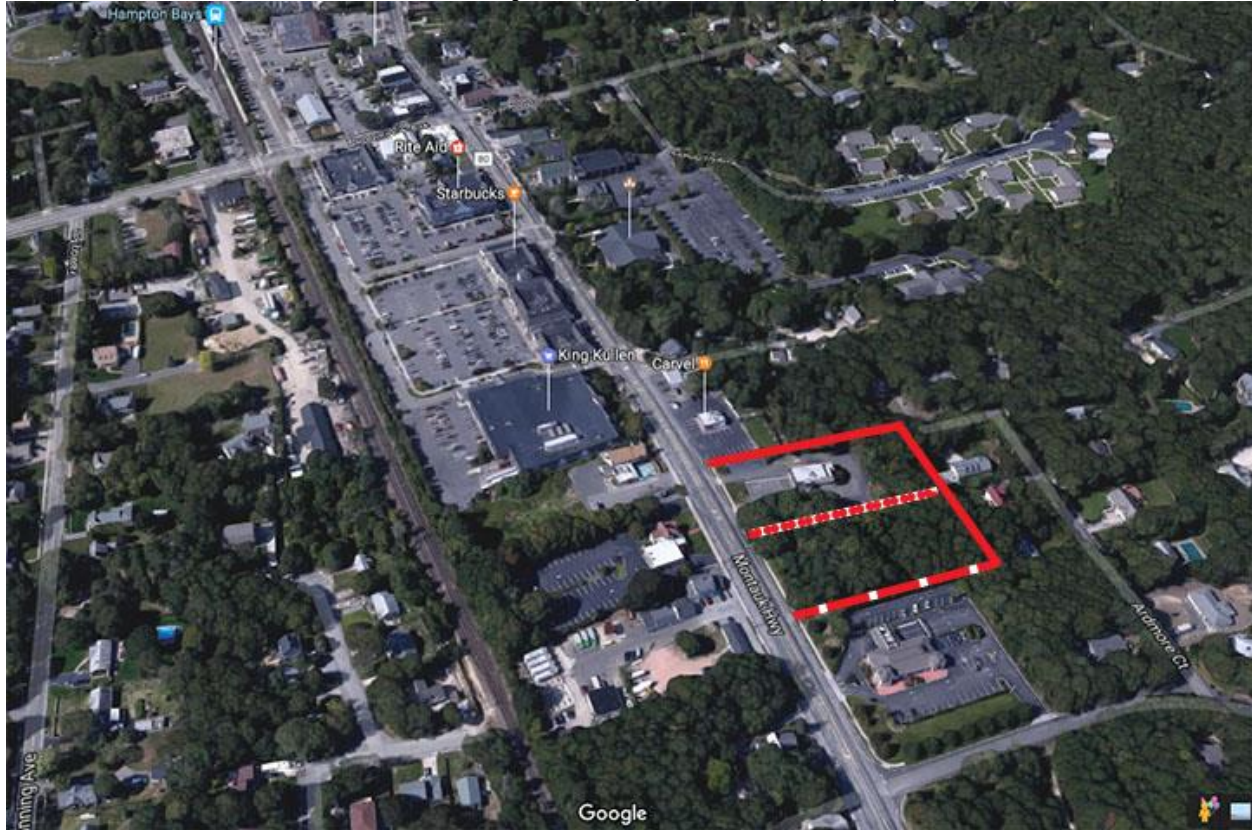


2.2 Acres

96,179 SF 515' Frontage
93-93B Montauk Highway

Hampton Bays **Divisible** Zone Highway Business **Rent \$250K - Sale \$2,950,000**

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



Available for Long Term Lease

For More Information Contact:
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www.RestaurantExpert.com

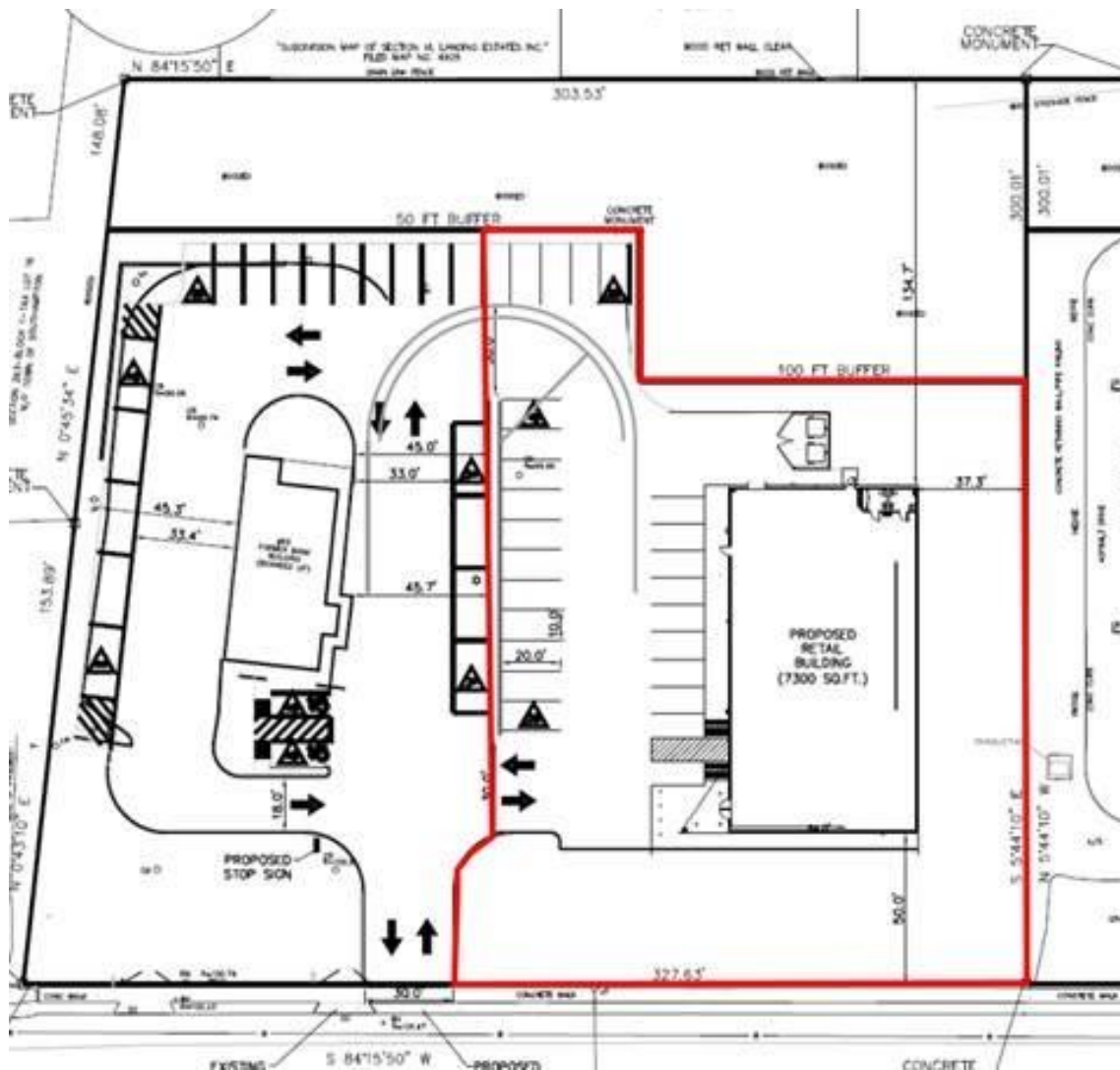


2,700 SF Building with Full Basement
The Two Parcels are Severable





2,730 SF Building with Drive Thru and Full Basement 8' Finished



Approved Site Plan for Existing Building + 7,000 SF New Construction