

**Sale or Lease**
**Office**
**Exclusive Listing**

**Property Information**
**25 Montauk Highway, Quogue, NY 11959**

<b>Min Available SF:</b>	2,500	<b>Possession:</b>	Immediate	<b>Fuel:</b>	Oil
<b>Max Available SF:</b>	2,500	<b>Lot Size (Acres):</b>	0.5		
<b>Lease Type:</b>	NNN	<b>Parking:</b>	22 spaces		
		<b>Zoning:</b>	B2		
		<b>Year Built:</b>	1980		
		<b>Stories:</b>	2		

FOR SALE OR LEASE: 25 Montauk Highway is a pristine and highly visible 2,500sf medical office building located on a 0.50 acre lot with 150' of frontage on Montauk Highway in Quogue, NY. This very well maintained and attractive property is currently in use by a plastic surgery practice that is vacating and features a large reception and waiting area with bathroom. The building also features a certified operating room, sterilization room, two recovery/exam rooms as well as a separate ADA bathroom. On the 2nd floor is an additional exam room, office space and bathroom. Located just west of the signaled intersection at Montauk Highway and Jessup Avenue, the property features easy access with two curb cuts and a recently resurfaced and painted parking lot with 22 spaces. This privileged location in the Hamptons is just 2.5 miles east of Westhampton Beach and a short drive to Stony Brook Southampton Hospital. Mechanicals are in excellent condition with a new A/C unit, back-up generator and two oil burners. PRICING AVAILABLE UPON REQUEST.

**For Information, please contact:** Neil Crawford

(631) 761-9407 Direct Dial

 Email [ncrawford@cbcli.com](mailto:ncrawford@cbcli.com)
**CBCLI.COM**

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**Alternate Photo**



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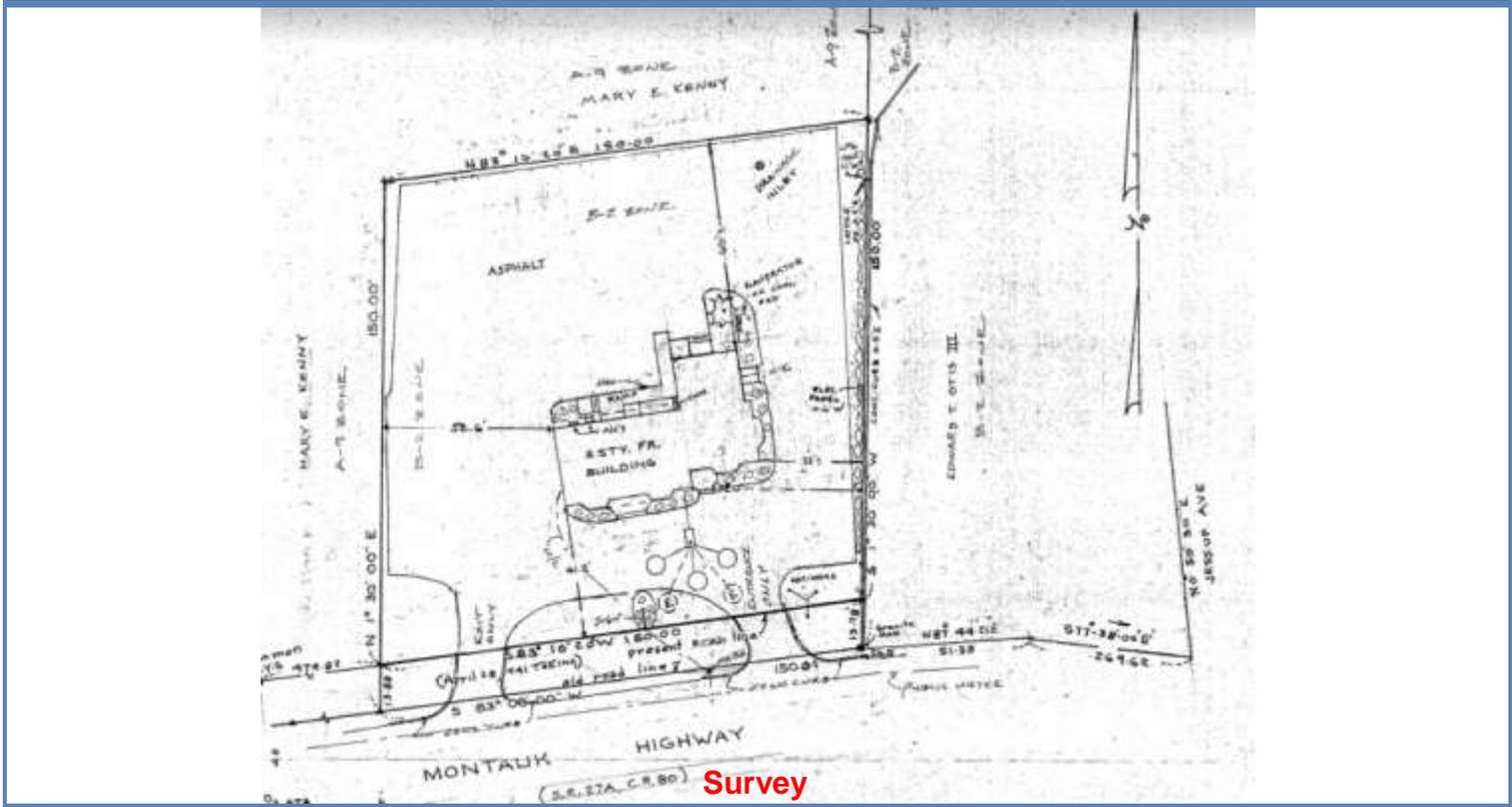
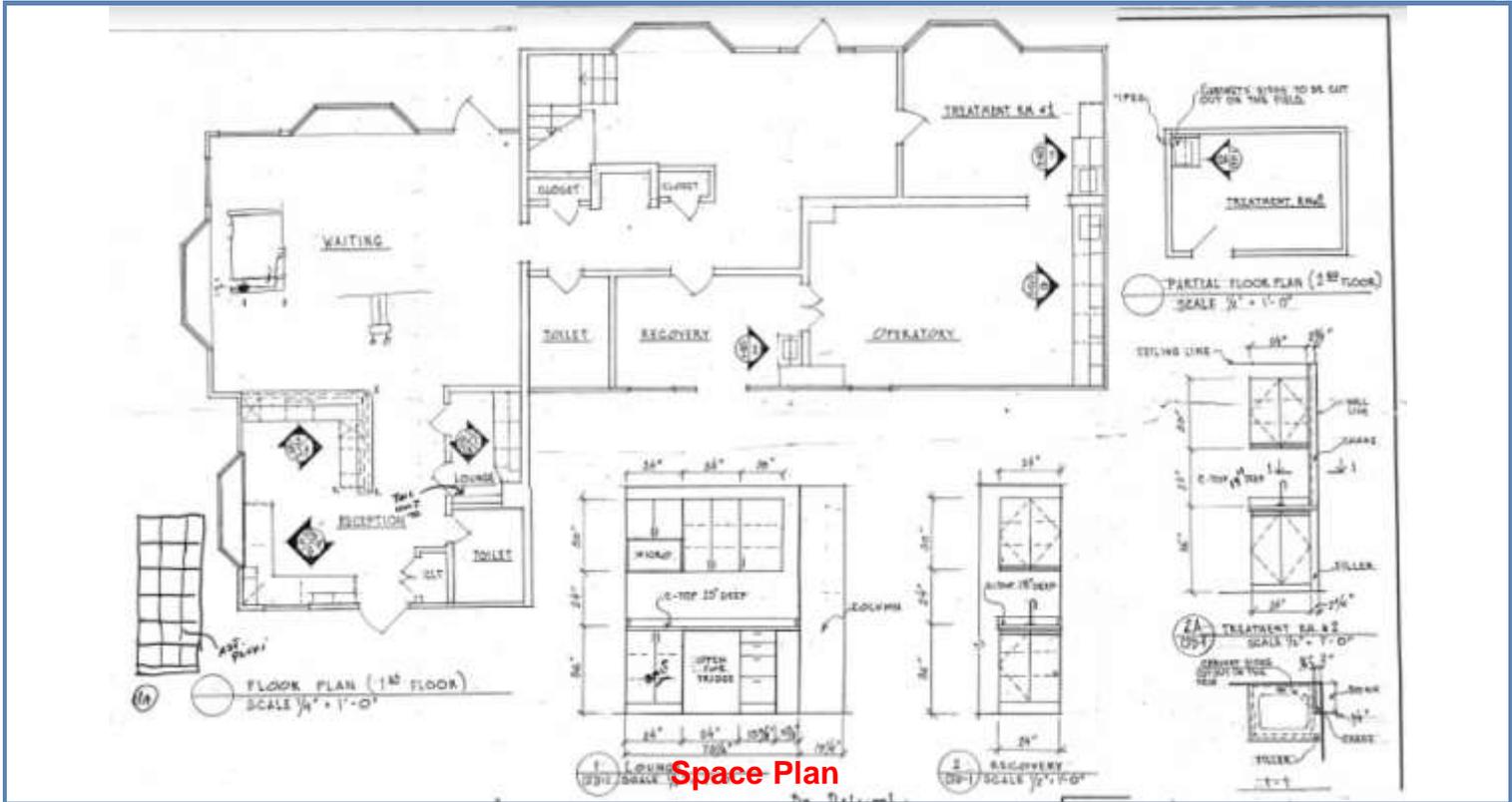
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**Aerial**



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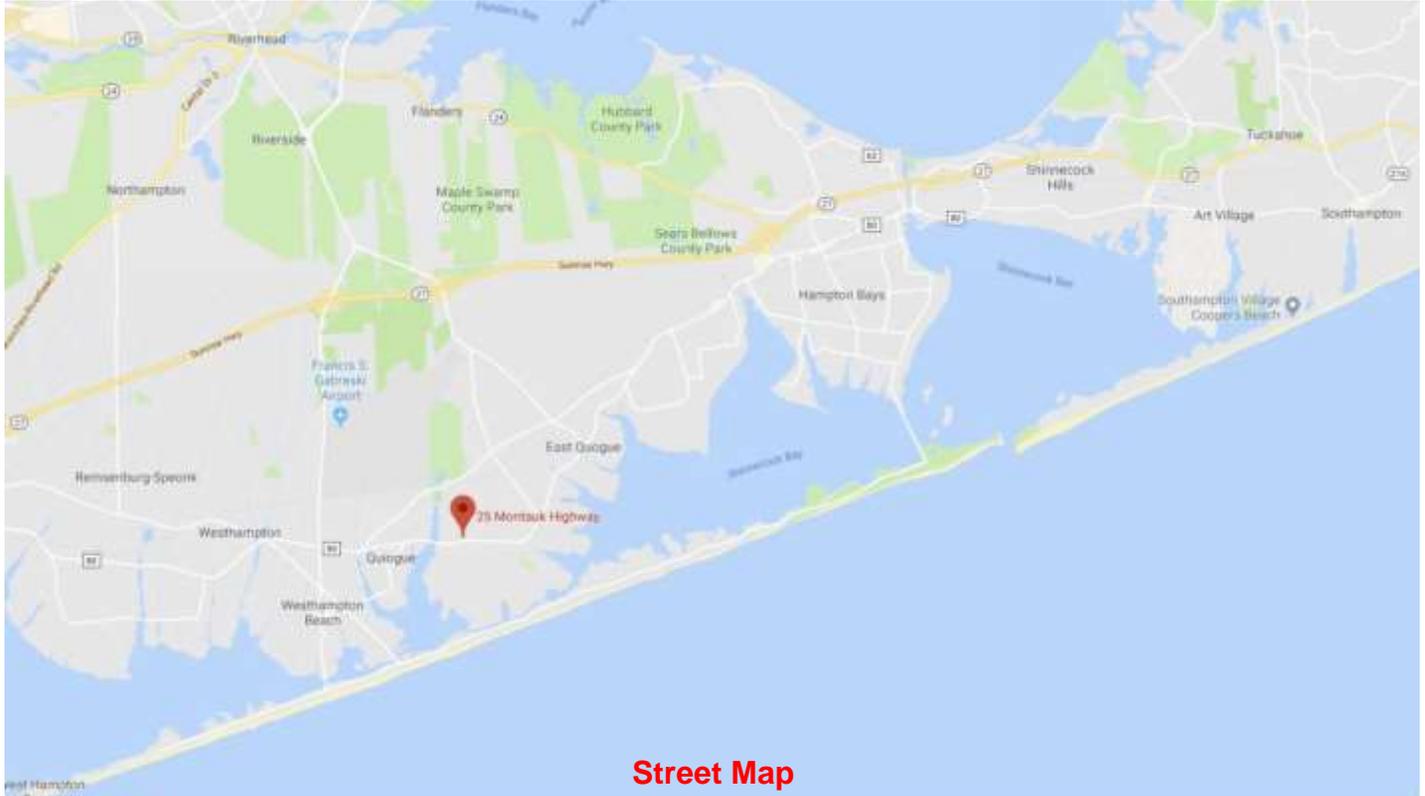
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**Street Map**

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