

SPECTACULAR RESTAURANT SITE  
& CONTENTS FOR SALE  
240 FORT POND ROAD, MONTAUK



**TOWN &  
COUNTRY**  
REAL ESTATE









### CASUAL, CHIC & UNDERSTATED ELEGANCE

Totally renovated in 2016, this restaurant building is one of the few sites on the East End that stands out as a truly outstanding dining establishment.

A spacious site professionally designed to add to the overall experience.

5400 square feet ground level building which includes 125 interior seats and 40 seats on the outside patio. A large, state of the art kitchen complements the dining room allowing for on-premise service as well as off-site catering. The second floor adds a staff apartment and/or office. The .6/acre property includes a dedicated parking lot.

A one of a kind Hamptons eatery -- ready for the next operator to bring their own concept to life!

**OFFERED AT \$3,950,000. EXCLUSIVE. IN 108529**

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