



For sale

0.68 Acre Prime Hamptons Corridor Redevelopment Opportunity
1640 Montauk Highway, Watermill NY

Executive summary

Jones Lang LaSalle has been retained on an exclusive basis to arrange for the sale of 1640 Montauk Highway, Watermill NY.

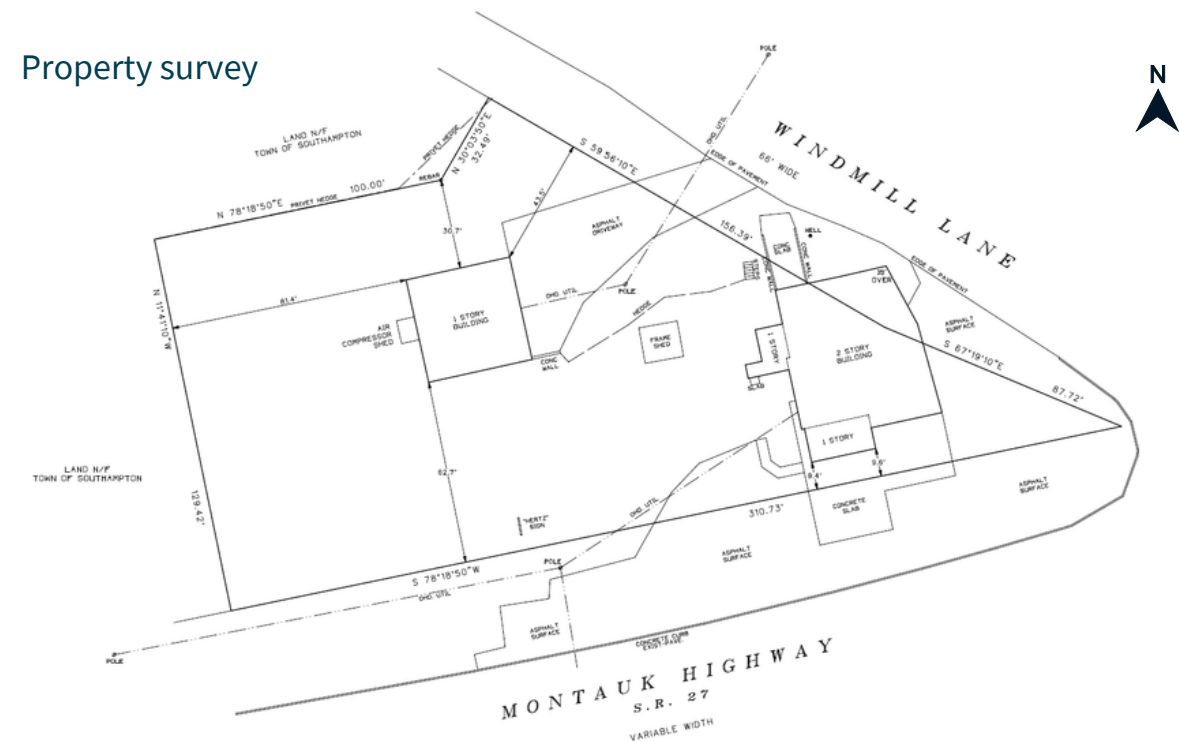
Positioned along one of the East End's most prominent commercial corridors, 1640 Montauk Highway presents a rare 0.68-acre redevelopment opportunity featuring 310 feet of high-visibility frontage on Montauk Highway. This exceptional property combines prominent highway exposure with the sophisticated character that defines the Hamptons, situated along the gateway route connecting some of Long Island's most prestigious communities. The property's 4,050 square feet across multiple structures provides immediate functionality while presenting compelling redevelopment potential.

The location's strategic positioning near the Montauk Highway and Windmill Lane intersection ensures consistent visibility among the region's discerning clientele and seasonal visitors. With flexible zoning, this site invites visionary developers and owner-users to craft a distinctive presence in one of America's most coveted markets.

Please reach out to the exclusive brokers for additional information.

Township / Town	Southampton Township / Watermill, New York
Lot Size	0.6807 Acres
Total Building Area	4,050 SF across multiple structures
Zoning	C-40
Tax Map #	900- 084-01-39
Annual Real Estate Taxes	\$4,452.44
Frontage	310 feet on Montauk Highway
Asking price	Upon request

Property survey







Ray Ruiz
Managing Director
ray.ruiz@jll.com
+ 1 631 962 2890

Dan Flynn
Vice President
danj.flynn@jll.com
+ 1 631 962 7387