



As Exclusive Agents, We Are
Pleased To Offer For Sale:

**Gorgeous New Million
Dollar Italian Restaurant
Completely Turnkey**

SOUTHAMPTON, NY
850 COUNTY ROAD 39

NOTES:

- Completely equipped restaurant for sale, low key money
- Million dollar buildout - Everything in stellar condition
- Absolutely turnkey
- Gorgeous installation: wide plank wood floors, brick walls, and atrium dining room with soaring 25' ceilings
- As currently configured, 42 seats inside + 40 seats outside
- Very well trafficked with outstanding adjacencies
- 115 parking spots
- 30,000 cars pass by daily, 1,300,000 yearly
- Formerly Cafe Crust
- Commission is a cobroke of 20% of key money

DETAILS:

Ground Level: **2,038 SF Approx.** | Legal Lower Level: **1,500 SF Approx.** | Frontage: **100'**

Ceiling Heights: **11'-25'** | Term: **10 years** | Possession: **Immediate**

Rent: **\$6,700/Month + \$1,200/Month Cam Charges** | Key Money: **\$155,000**

NEIGHBORS INCLUDE:

Bottlehampton Liquor | Tesla Supercharge Station | Suffolk Credit Union | Sant Ambroeus | Enramada
Claude's at Southampton Inn | East End Clambakes | Stony Brook University | Southampton Golf Club |
Shinnecock Hills Golf Club



FOR MORE INFORMATION,
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