BANKRUPTCY SALE

1751 & 1815 OCEAN BLVD

ATLANTIC BEACH

NEW YORK

RARE OCEANFRONT OPPORTUNITY

PRIVATE BEACH CLUB & VACANT LAND | ±11 TOTAL ACRES

NORTHGATE
REAL ESTATE GROUP

Large-Scale Oceanfront Opportunity

11
± TOTAL ACRES

775'
OCEAN FRONTAGE

Irreplaceable Oceanfront Land

Turnkey Cash Flowing Beach Club

Development & Repositioning Potential

The Offering

Northgate Real Estate Group is pleased to present an opportunity to acquire the land and improvements of a private oceanfront Beach Club through a Chapter 11 Bankruptcy Sale, together with a fee simple sale of a neighboring development parcel.

The offering is anchored by the land, improvements and operating business of the **New York Beach Club** at **1751 Ocean Boulevard**, a turnkey hospitality destination situated on 8.26 acres of pristine oceanfront space and defined by an elevated private beach experience, with state-of-the art amenities that include a heated pool, children's pool, bar, private cabanas, and a restaurant serving open-air oceanfront dining.

It is complemented by **1815 Ocean Boulevard**, a 2.75 acre parcel generating invoiced parking income today while preserving long-term site-control and redevelopment opportunity.

Together, the two assets function as a single waterfront operating system, delivering established cash flow today with meaningful upside for a forward-looking owner.

The Numbers

839	$3.32M	$1.94M	11	775'
2026 MEMBERS	2025 REVENUE	2025 NET PROFIT	± TOTAL ACRES	OCEAN FRONTAGE






One Asset, Three Horizons

01 | EARNING TODAY

An income-generating operating hospitality asset

A fully staffed club transfers intact: membership, restaurant, events, guest and parking income, with dues collected before each season opens. No build-out, no downtime.

02 | ROOM TO GROW

Expand the buildings and the calendar

Thoughtful investment and buildout of enclosed spaces could extend the operating season to year round. Expand indoor and outdoor dining and event spaces, including a second floor and rooftop at 1751.

03 | LAND FOR TOMORROW

The long-term development play

Eleven oceanfront acres with 775 feet of frontage: rebuild the club ground up, build a second club at 1815, or pursue concepts beyond today's zoning, including residential redevelopment, as a longer-term pursuit.

Value-Creation Pathways

The opportunity can be underwritten as an operating hospitality acquisition today, with expanded programming and long-term development optionality.

IN PLACE TODAY

01

Operating Club

Acquire a fully staffed, revenue-producing club. Member base, food & beverage operation, events calendar and oceanfront experience transfer intact – no build-out, no dark season.

02

Optimize Membership Yield

Re-price inventory to market, renew cabana licenses, upgrade premium units, and lift occupancy across the 133 cabanas and 110 lockers.

03

Grow Ancillary Spend

Scale restaurant covers, beachside events, guest access, valet and preferred parking, and renovation packages against an existing loyal membership base.

04

Income in Place at 1815

130 contracted stalls across NYBC and the Town of Hempstead generate parking income immediately, while the parcel stays unencumbered for a future plan.

LONG-TERM OPTIONS

05

Beyond the Summer Season

Weather-protected dining and event space could stretch the operating calendar beyond summer. More weeks create more opportunities for member dining, private events and shoulder-season programming.

06

New Club at 1815

Once home to the New Plaza Beach Club, 1815 offers the opportunity to build a purpose-designed private beach club, phasing out of seasonal parking currently offered.

07

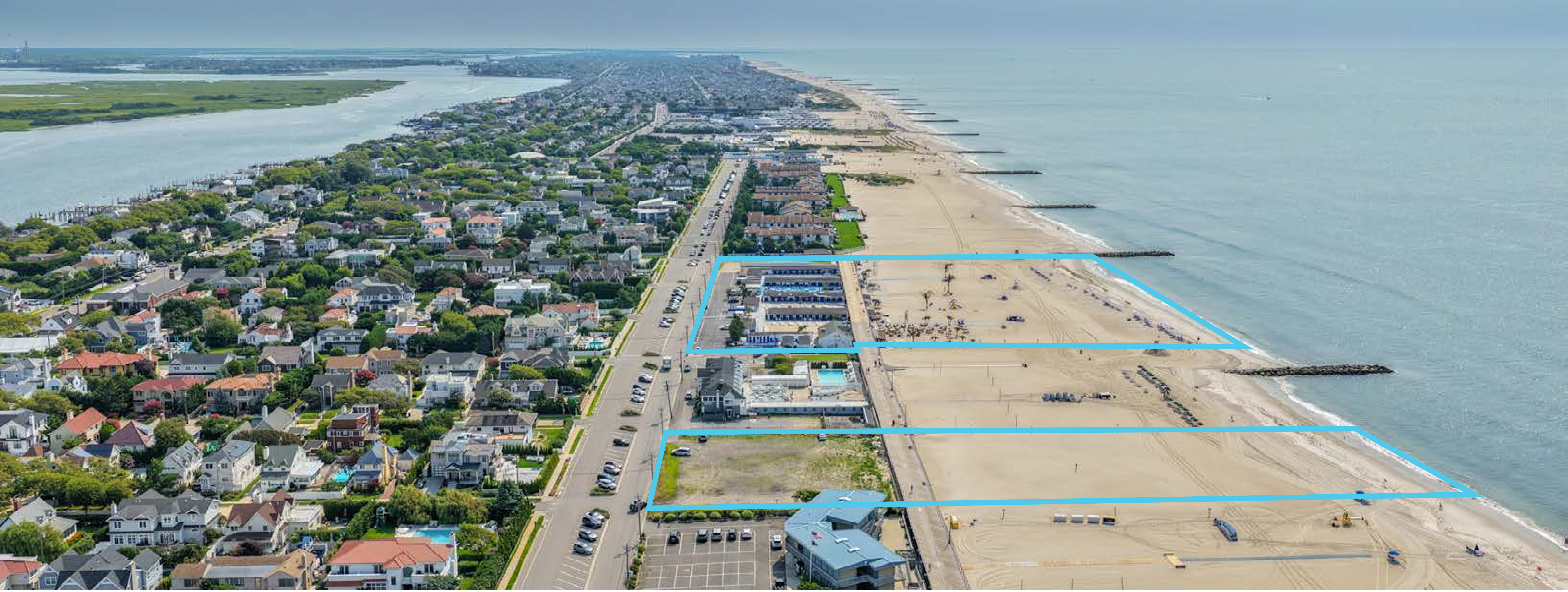
Vertical Amenity and Event Capacity Expansion

Add a second floor, rooftop program and member catering facility at 1751 Ocean Boulevard to expand premium experiences and event revenue.

08

A Long-Term Oceanfront Vision

A substantial oceanfront holding in a market where opportunities of this scale are exceedingly rare. Current zoning permits a beach club and accessory uses. For a buyer inspired to imagine more, anything beyond today's zoning is a longer-term pursuit.

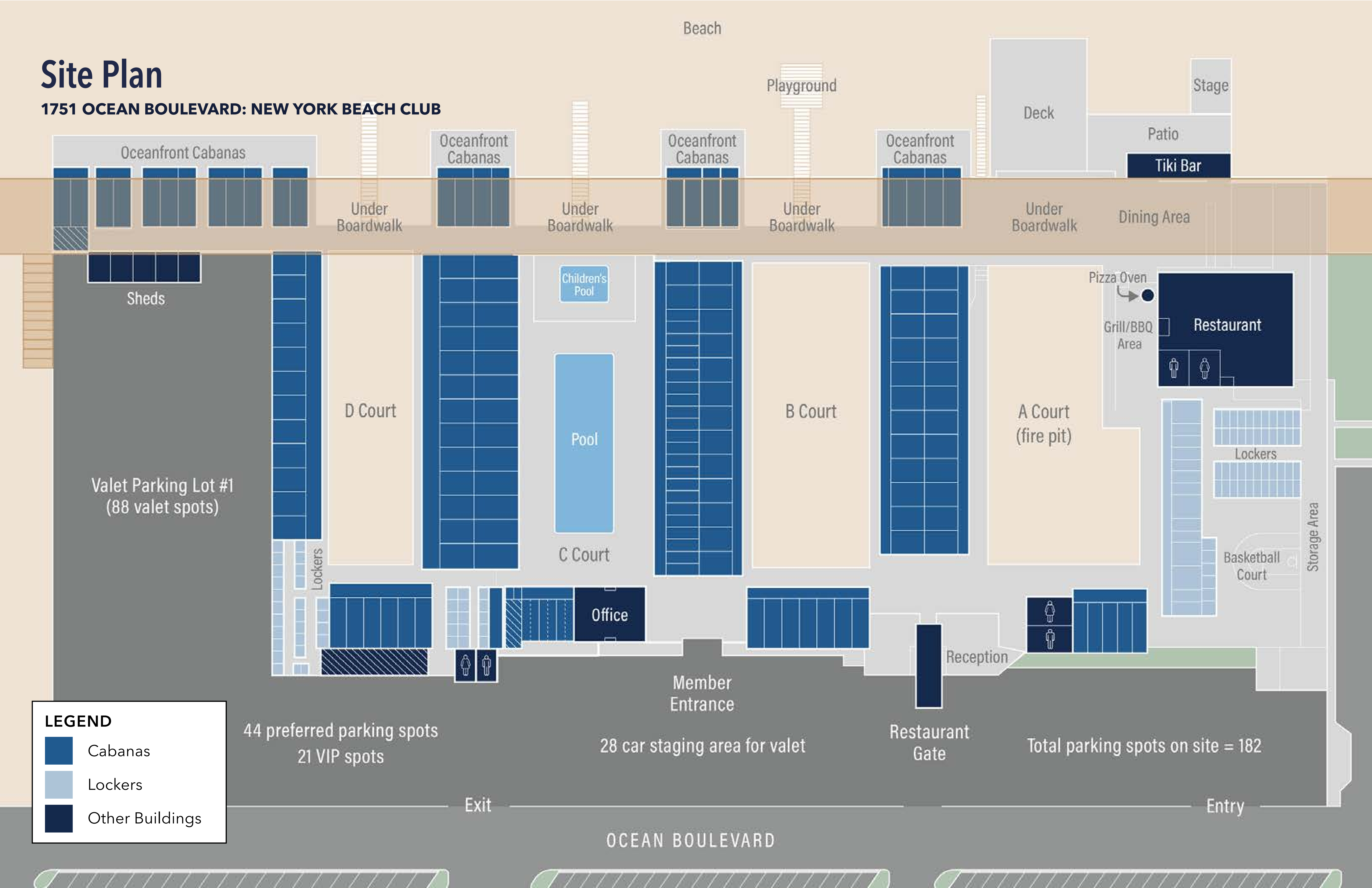


Property Details

	TYPE	2025/26 PROPERTY TAXES	SITE AREA	BLOCK/LOT	SALE MECHANISM
1751 Ocean Boulevard Atlantic Beach, NY	Hospitality Business & Land	$137,482	8.26 acres	Section 58: Block 32, Lots 1-30; Block E, Lot 131; Block E, Lot 132	Chapter 11 §363 sale
1815 Ocean Boulevard Atlantic Beach, NY	Parking/Development Site	$42,738	2.75 acres	Section 58: Block 31, Lots 9-18; Block E, Lot 228; Block E, Lot 508	Fee simple, outside the estate
TOTAL		**$180,222**	**11.01 ACRES**		

Site Plan

1751 OCEAN BOULEVARD: NEW YORK BEACH CLUB



New York Beach Club

A seasonally operated oceanfront campus, with potential to add enclosed dining and event spaces that would extend the operating season to year round.

THE CAMPUS

Office, restaurant, cabanas across four courts, pool area, and enclosed and oceanfront sand; with 182 parking spots on site.

THE BEACH & POOLS

A private white-sand beach, cabanas across four courts, a heated pool and a children's pool, programming for families and adults, and beachside yoga.

FOOD, BEVERAGE & EVENTS

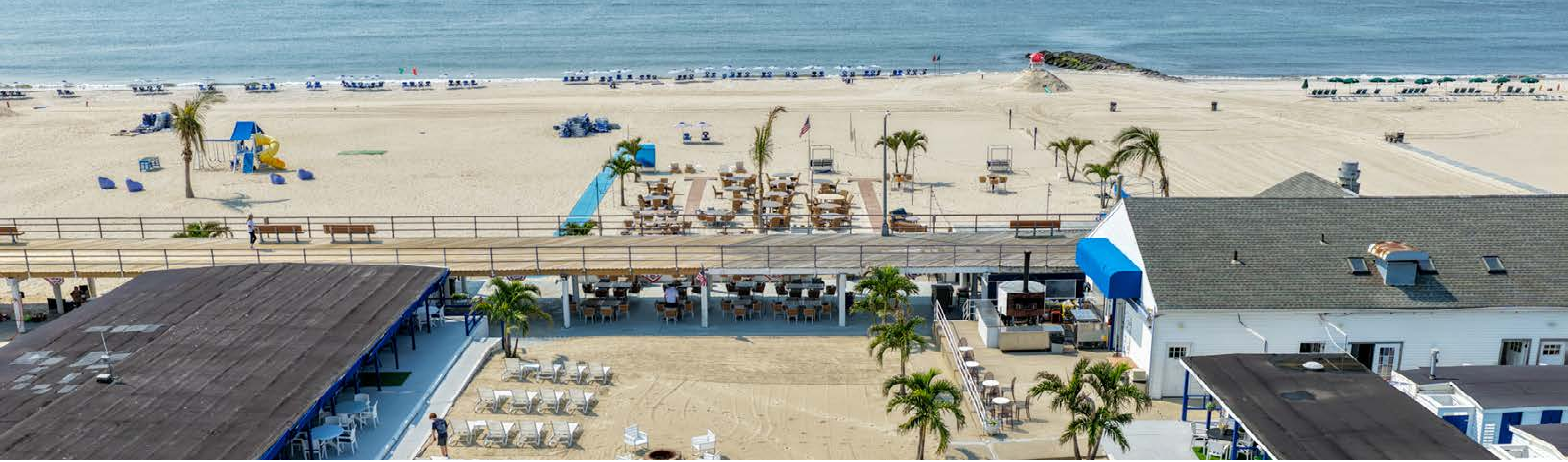
A beachfront restaurant and bar, concession service and live entertainment carry in-season guest spend and drive event demand.

4
CABANA COURTS

2
POOLS

243
TOTAL LOCKERS & CABANAS

182
ONSITE PARKING SPACES



Membership Business

Priced in tiers, paid up front.

$3,323,646
2025 REVENUE

$1,942,102
2025 NET PROFIT

839
2026 MEMBERS

PRODUCT	2026 AVG. PRICE	UNITS
Lockers	$3,900	82
Shower Lockers	$8,400	28
Mini Cabanas	$7,800	10
Sand/Pool Court Cabanas	$12,900	99
Oceanfront Cabanas	$24,400	24
TOTAL		**243**

A SIX-FOLD LADDER

The spread gives the business a broad revenue base rather than dependence on a single tier, and gives an operator room to re-price without losing the entry point.

COLLECTED AHEAD OF THE SEASON

Dues are invoiced before the club opens, so the year's membership revenue arrives before the season it pays for.

DIVERSIFIED REVENUE STREAMS

Membership income is supplemented by restaurant, guest, events, merchandise, parking and ancillary revenue streams.

1751 Ocean Boulevard

NEW YORK BEACH CLUB: Existing Club and Land

1751 Ocean Boulevard

NEW YORK BEACH CLUB: Conceptual Redevelopment Rendering

ILLUSTRATIVE CONCEPTS ONLY. NOT AN APPROVED PLAN.

1815 Ocean Boulevard

The offering includes a 2.75-acre oceanfront parcel that is currently used for parking and generates invoiced income. With no long-term commitment in place, it offers flexibility for future development.

Parking Income

1815 Ocean Boulevard

$110,500

2026 PARKING REVENUE

Operating Relevance

The NYBC agreement covers all available rows, excluding Village of Atlantic Beach spots, creating direct operational linkage to the adjacent beach club.

Public-sector Lease Revenue

The Town of Hempstead agreement documents the use of 20 spaces for the 2026 summer season, creating a second customer source.

CONTRACT COUNTERPARTY	TERM	STALLS	2026 GROSS
New York Beach Club Ltd.	05/15/2026–09/15/2026	110	$93,500
Town of Hempstead Parks & Recreation	05/23/2026–09/08/2026	20	$17,000
TOTAL		**130**	**$110,500**

1815 Ocean Boulevard

Conceptual Redevelopment Rendering

ILLUSTRATIVE CONCEPTS ONLY. NOT AN APPROVED PLAN.

A Clear Path To Ownership

WHAT A **CHAPTER 11 BANKRUPTCY SALE** PROCESS OFFERS A PURCHASER

A PROCESS DESIGNED TO CONCLUDE

The sale is being pursued to satisfy outstanding mortgage debt rather than to test market pricing. For bidders, that motivation supports a focused process intended to produce a definitive transaction and timely closing.

TITLE RESOLVED AT CLOSING

At closing, the bankruptcy estate property will be conveyed by deed free and clear of liens, claims, interests and encumbrances pursuant to the Bankruptcy Court's sale order. This allows the purchaser to take clean title without legacy claims against the property carrying forward after closing.

ONE SET OF RULES, PUBLISHED

Bid procedures, terms of sale and bidder qualification requirements are approved by the Bankruptcy Court and fixed before bidding opens. This gives bidders a defined framework, clear participation requirements and greater visibility into the path from bidding through closing.

SEEKING STALKING HORSE OFFERS

Additional Property Photos


NYBC
NEW YORK BEACH CLUB LTD.

Atlantic Beach Club Corridor

Location Map

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable. However, Northgate Real Estate Group has not independently verified such information and makes no representation or warranty, express or implied, as to its accuracy, completeness, or reliability. Prospective purchasers are encouraged to conduct their own independent investigations and due diligence and to rely solely on their own review of all information and materials.

The property is offered as-is, where-is.

NORTHGATE
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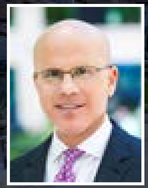
FOR MORE INFORMATION, PLEASE CONTACT NORTHGATE REAL ESTATE GROUP



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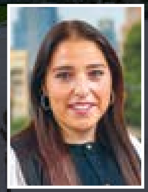

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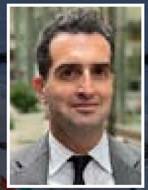

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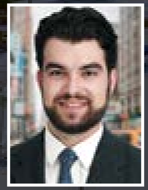

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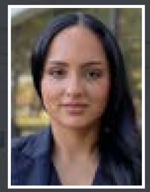

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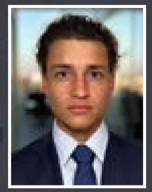

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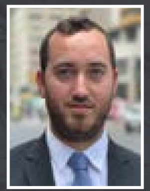

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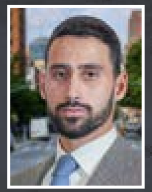

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