

the madison
FIRE ISLAND PINES



The Madison

Fire Island Hideaway Gem!

About:

The Madison is a stunning guest house located in Fire Island Pines, a spectacularly beautiful, internationally famous gay resort community. Located approximately 50 miles east of New York City, Fire Island is a small barrier beach island, bordered to the north by the Great South Bay and to the south by the Atlantic Ocean.

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MUROFF
HOSPITALITY GROUP
Real Estate Brokerage & Advisory

Property Details

Muroff Hospitality Group is proud to present on an exclusive basis the sale of The Madison Fire Island Pines guest house. Wonderfully chic, The Madison is different from anything you've ever experienced in this internationally-famous gay community. There's a grand deck, a huge pool, and a roof deck with panoramic views of the Pines. All rooms come with a/c and private baths. The location is unbelievable: It's 60 seconds from the beach and from the harbor. There is enormous potential to increase revenue in this already profitable boutique property, with hands on management and increased marketing efforts. Fire Island finally has a weekend home as beautiful as the Pines itself.



- ❖ The most beautiful guest house in Fire Island Pines!
- ❖ Profitable business with upside potential!
- ❖ 60 second walk to the dock or beach!
- ❖ Beautifully renovated and appointed!
- ❖ Privacy & serenity only seconds from the action!
- ❖ The Pines is upscale, affluent and real estate rising!

Price: \$3,250,000



An aerial photograph of a coastal residential development. The scene is dominated by lush green trees in the foreground and middle ground. Several modern, multi-story houses with large windows and flat roofs are visible. One prominent house in the lower-left foreground has a swimming pool. In the background, a marina with several boats and a larger body of water (likely the ocean) are visible under a clear sky. The overall atmosphere is bright and sunny, suggesting a high-end, waterfront property.

Investment Overview



Investment Overview

Muroff Hospitality Group has been chosen to exclusively market for sale The Madison Fire Island Pines - the most exclusive guest house in Fire Island Pines; long considered to be the most upscale, affluent gay community in the world.

Interest Offered

Fee Simple interest in the Madison Guest House; 22 Atlantic Avenue; Fire Island Pines, New York.

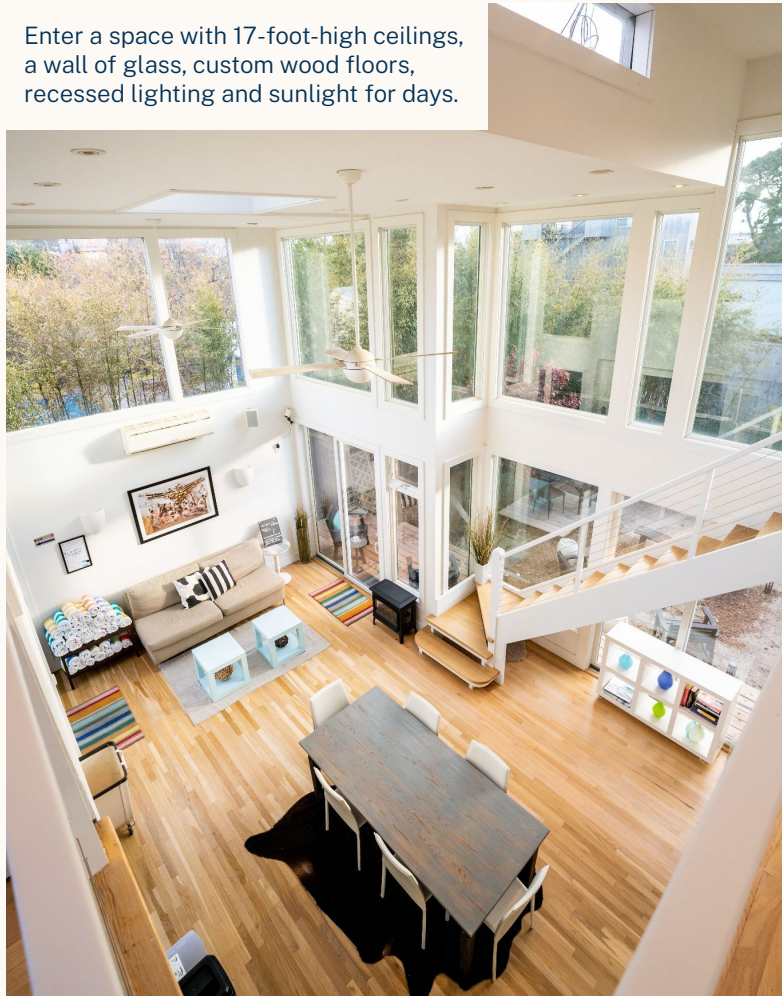
Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged in advance with Mitchell Muroff of Muroff Hospitality Group. Please do not contact on-site management or staff without prior approval.



Living Area

Enter a space with 17-foot-high ceilings, a wall of glass, custom wood floors, recessed lighting and sunlight for days.



Living Area

Seating Area





Landing View



The Madison Rooms are located on the first floor of the main house. Madison A is large and spacious, while Madison B and C are our smallest rooms. All have private baths and a/c.

MADISON A

👤 2 Guests Max

🛏 1 King Bed

+ Private Garden Entrance

MADISON B

👤 2 Guests Max

🛏 1 King Bed

MADISON C

👤 2 Guests Max

🛏 1 Queen Bed

+ Pool Deck Entrance

The Madison Rooms

The modern Garden Rooms are located poolside, with a wall of glass facing the pool.

They are beautiful, modern and cabana-style bedrooms.

GARDEN A

 2 Guests Max

 1 King Bed

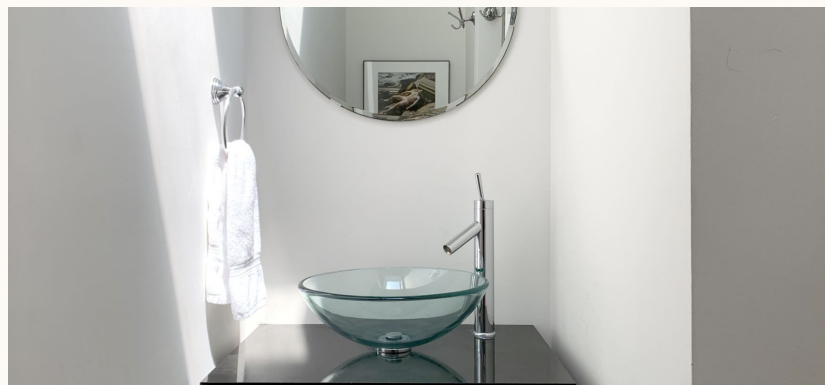
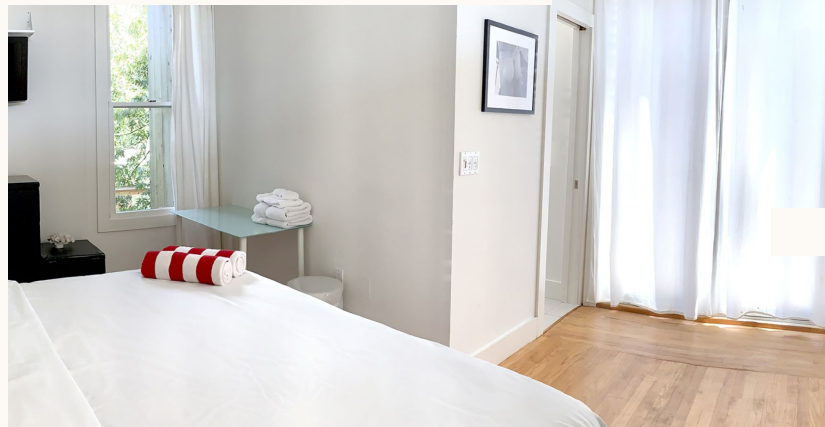
GARDEN B

 2 Guests Max

 1 King Bed



The Dexter Rooms are on the second floor in the main house, with high ceilings and floor-to-ceiling windows. They have excellent sunlight and treetop views.



DEXTER A

 2 Guests Max

 1 King Bed

DEXTER B

 2 Guests Max

 1 King Bed



These are The Madison's most beautiful and dramatic spaces. Located on the second floor, they have sweeping twelve-foot-high ceilings, modern, stylish accommodations and larger flat-screen televisions. Both Penthouse bedrooms overlook the pool, with treetop views and oversized glass doors providing access to Juliette balconies.



Penthouse Bedrooms

PENTHOUSE A

 2 Guests Max

 1 King Bed

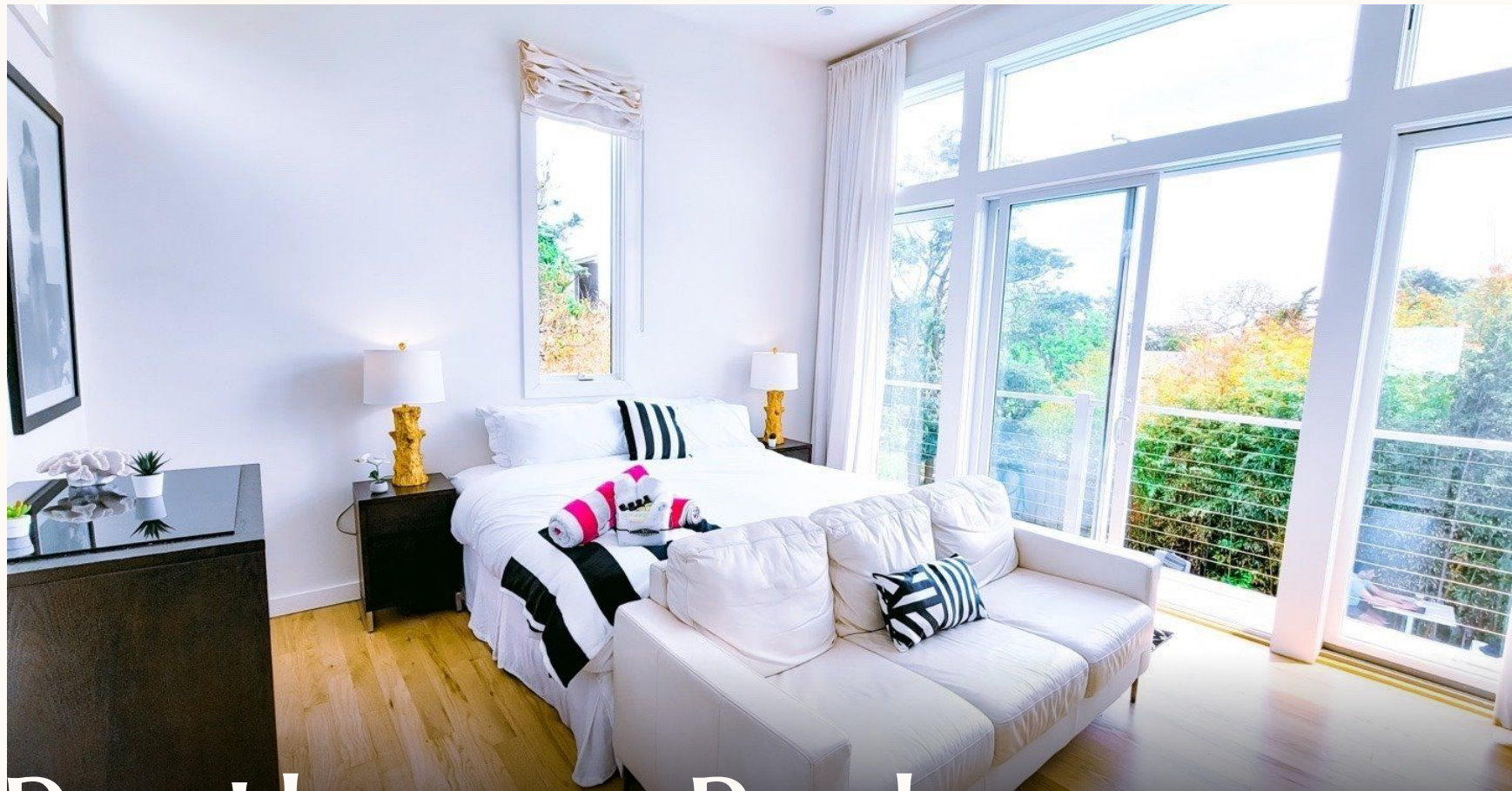
 Private Balcony

PENTHOUSE B

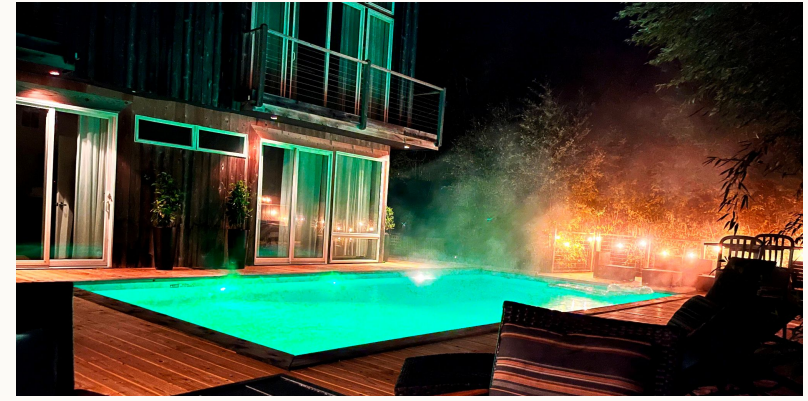
 2 Guests Max

 1 King Bed

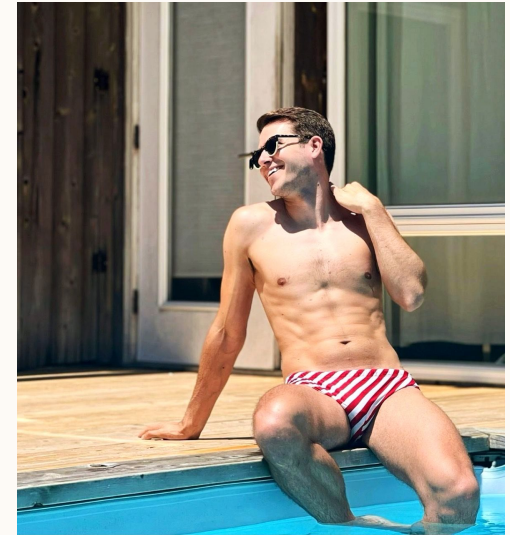
 Private Balcony

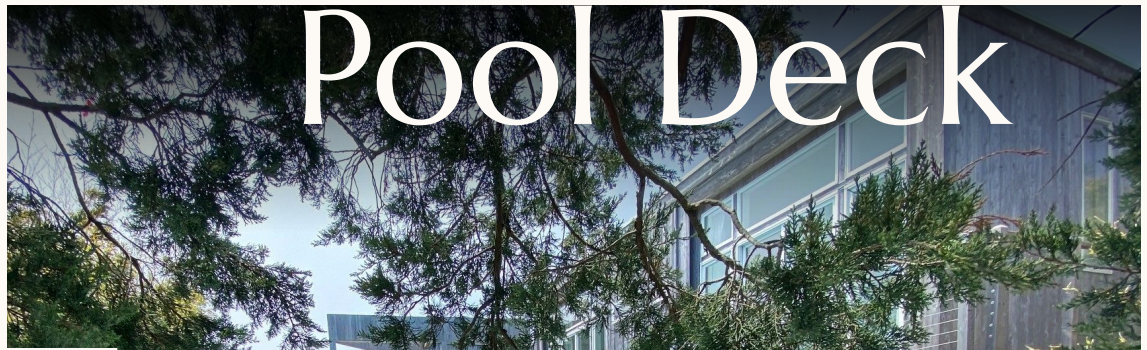


Penthouse Bedrooms



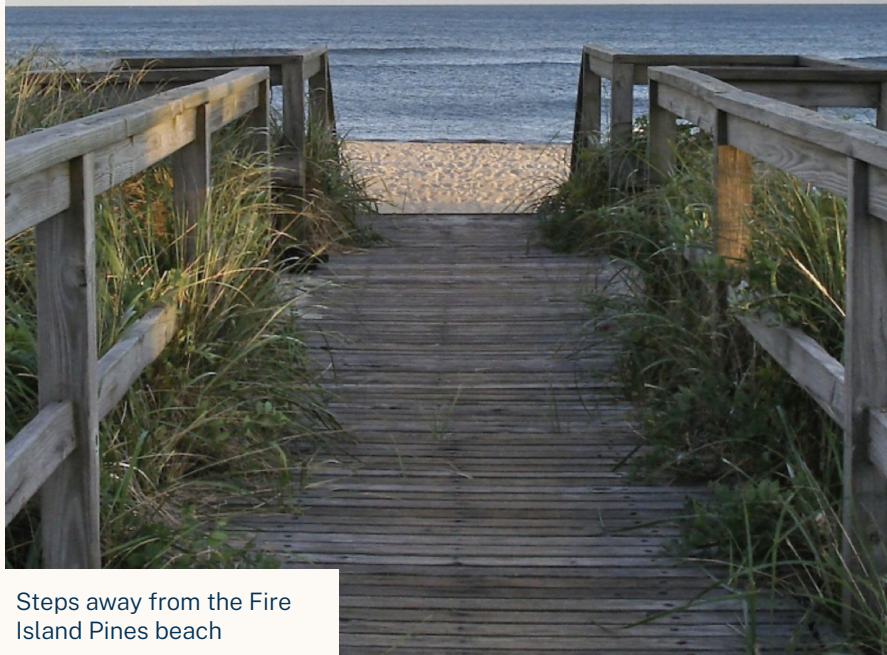
Our main pool deck has a vast, beautiful swimming pool. Lounge around it or take a swim – it's heated.





Guests include the cast of the hit Hulu Film, "Fire Island": SNL actor, Bowen Yang and his Las Culturistas podcast co-host Matt Rogers with The Madison owner, Andrew Kirtzman (left)

Outdoor Spaces



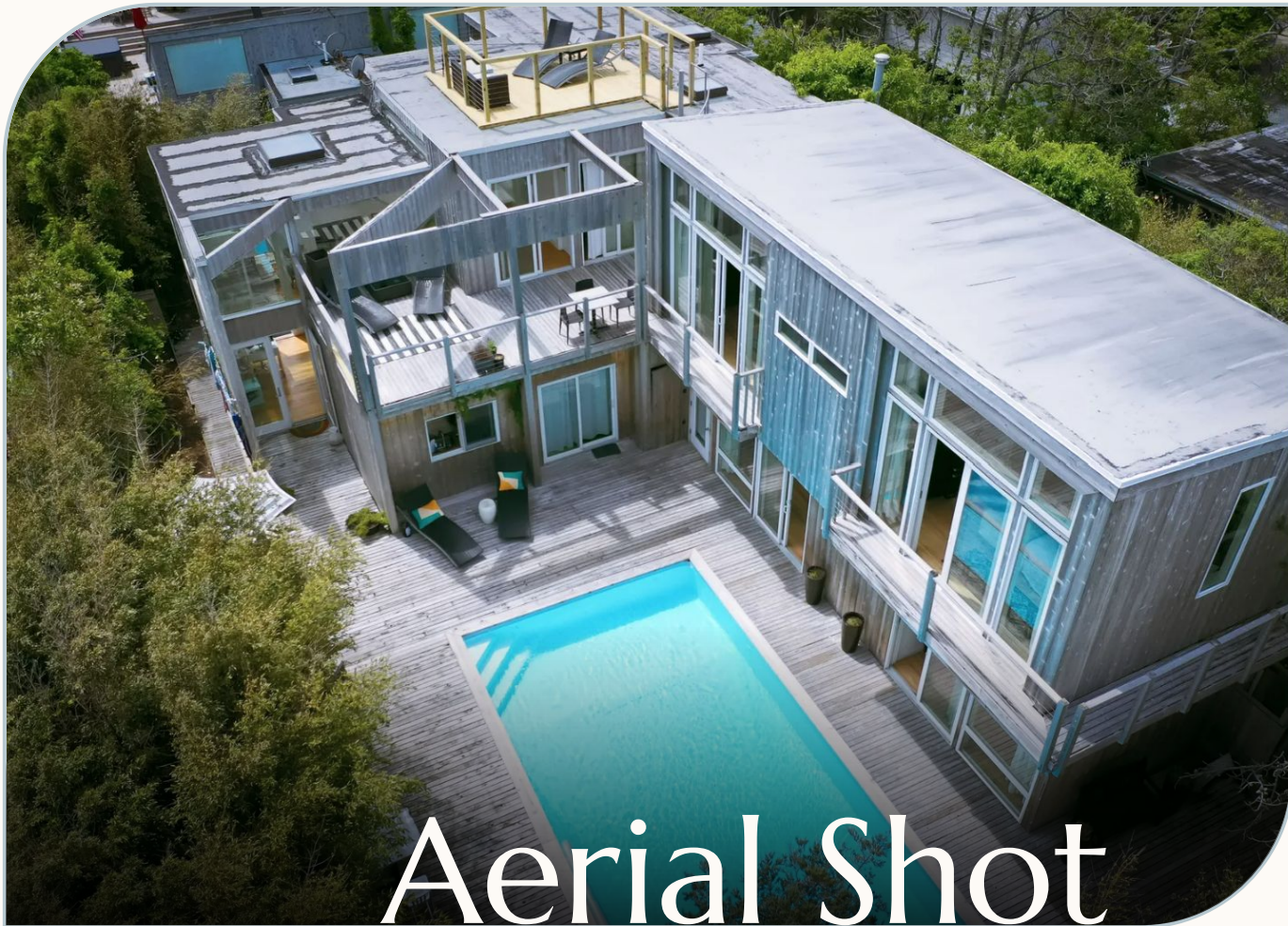
Steps away from the Fire Island Pines beach



Garden Area

Our pool deck is surpassed only by an astonishing roof deck, one of several beautiful outdoor spaces to enjoy around the property.





Aerial Shot

Photo by
Michele
Hamparian





Pines Beach Only Steps Away

Demographic Highlights

The Fire Island Pines is a pedestrian-based summer vacation destination that has been featured in countless travel magazines for its pristine beach. Additionally, the Pines is considered the best-known, most beloved affluent gay community in the world.

110,000 Visitors Each Summer

The Pines is the premier domestic and international destination for the affluent gay community



\$300-\$500k+ Earnings Per Year

~42% of homeowners in the Pines earn more than \$300K/year and 22% earn more than \$500K/year



LGBTQ+ Pride

Fire Island is known for its laid-back vibe by day, vibrant scene by night, and it's two wildly popular LGBTQ+ vacation destinations: Cherry Grove and The Fire Island Pines



Atlantic Ocean Barrier Island

Located on the southern side of Long Island, about 60 miles east of Manhattan, in the town of Brookhaven of Suffolk County lies The Fire Island Pines



\$463,600

Median property value in 2021. 3.02% 1-year growth



Beaches and Forests

Fire Island has miles of peaceful pristine beaches, centuries-old maritime forests, and seasonal resort communities

Location Map

22 Atlantic Walk

Fire Island Pines, NY 11782

(Two houses up Atlantic, on the right)



Getting Here

Of course, the car-free environment is a big part of Fire Island's charm. Which means, you can't drive your car onto the residential part of the island. So, how do you get here?

The most common form of transportation is parking at one of 3 ferry terminals and taking a delightful ferry ride across the Great South Bay. It's about a half-hour ride in the fresh, salty air.

The Sayville Ferry

The Sayville Ferry began the Fire Island run in 1894. Today, the ferry provides safe passage to Fire Island's central communities.



Private Boat

Boat owners can cross the bay and dock in the marinas.

The Long Island Rail Road

The Island is about a 50-60 miles from Manhattan. The train to Fire Island takes about 1.5 hours and runs frequently.



Private Car or Taxi

The drive can take about 1.5 to 3 hours from Manhattan to the ferry. Traffic can be heavy in summer, so allow more time to catch the ferry.

MacArthur Airport

Macarthur Airport in Islip (ISP) puts you 15 minutes away from Sayville, and the best part is you fly right over Fire Island and get an incredible view of the beach!



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Meet Mitch:

Muroff Hospitality Group is a boutique, hospitality, brokerage and advisory firm dedicated to personalized service and comprised of seasoned hospitality professionals. With more than 50 years of hospitality experience, we serve the greater New York – New England region as the preeminent boutique hospitality brokerage firm representing independent and franchised hoteliers and restaurateurs alike. Mitch Muroff was previously a principal of Sage Hotel Corp., owning and operating 35 hotels throughout the Northeast and Canada. After selling their portfolio, he formed Muroff Hospitality Group. A licensed attorney and Realtor, Mitch has successfully negotiated the sale of dozens of hospitality transactions through an array of complexities with an unparalleled range of personalized service.



[Website Link](#)



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