

# OFFERING MEMORANDUM

927 Evergreen Walk Ocean Beach, Fire Island, NY 11770

# TURNKEY RESTAURANT FOR SALE



Commercial



# EXECUTIVE SUMMARY

## Restaurant Property For Sale | 927 Evergreen Walk Ocean Beach, Fire Island, NY

<b>Building Size:</b>	+/- 5,608 SF	<b>Lot Size:</b>	0.16 Acres
<b>Indoor Seating:</b>	+/- 200	<b>Outdoor Seating:</b>	+/- 50
<b>Apartment Units:</b>	(4) Four	<b>Frontage:</b>	90 Feet
<b>Annual Taxes:</b>	\$42,547.75	<b>Sale Price:</b>	On Request

*For full financial details, please contact broker. Tax breakdown, Town Taxes: \$9,944.00 Village Taxes \$32,603.75*

### Property Overview

Incredibly Rare Opportunity on beautiful Fire Island. This +/- 5,600 SF Turnkey restaurant is situated in the highly desirable community of Ocean Beach. No expense has been spared on the full interior and exterior renovation of this extraordinarily popular establishment! Every inch of the restaurant has been meticulously updated with high-end finishes, including new flooring, lighting, and fixtures. An open-concept dining space that can comfortably accommodate a large number of guests, plus additional outdoor seating are perfect for both intimate dinners and large gatherings. Strategically situated on Evergreen Walk just a short stroll from the Ferry, the site serves thousands of visitors during the Spring-Summer Season. Offering indoor seating for 125 and an indoor capacity of 280 people plus outdoor seating for 43 and capacity for 120 people outside! Customers enjoy an expansive indoor bar with large flat screen television. Property offers four (4) income producing apartments that collect \$8,000 per season each! This property is not just a restaurant; it's a destination. Whether you're an experienced restaurateur or looking to start your first venture, this turnkey restaurant offers everything you need to succeed. Don't miss out on this rare opportunity to own a piece of paradise on Fire Island.

### Property Highlights

- +/- 5,600 SF Turnkey Fully Renovated Restaurant
- Incredible Ocean Beach, Fire Island Location Just Steps from the Ferry
- Indoor and Outdoor Dining + Plus Beautiful Bar
- Seating for 168 People with Capacity for 400 People

*Exclusively represented by:*

**Michael G. Murphy**

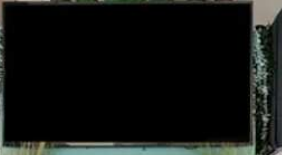
President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com





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# AERIAL VIEW OF PROPERTY

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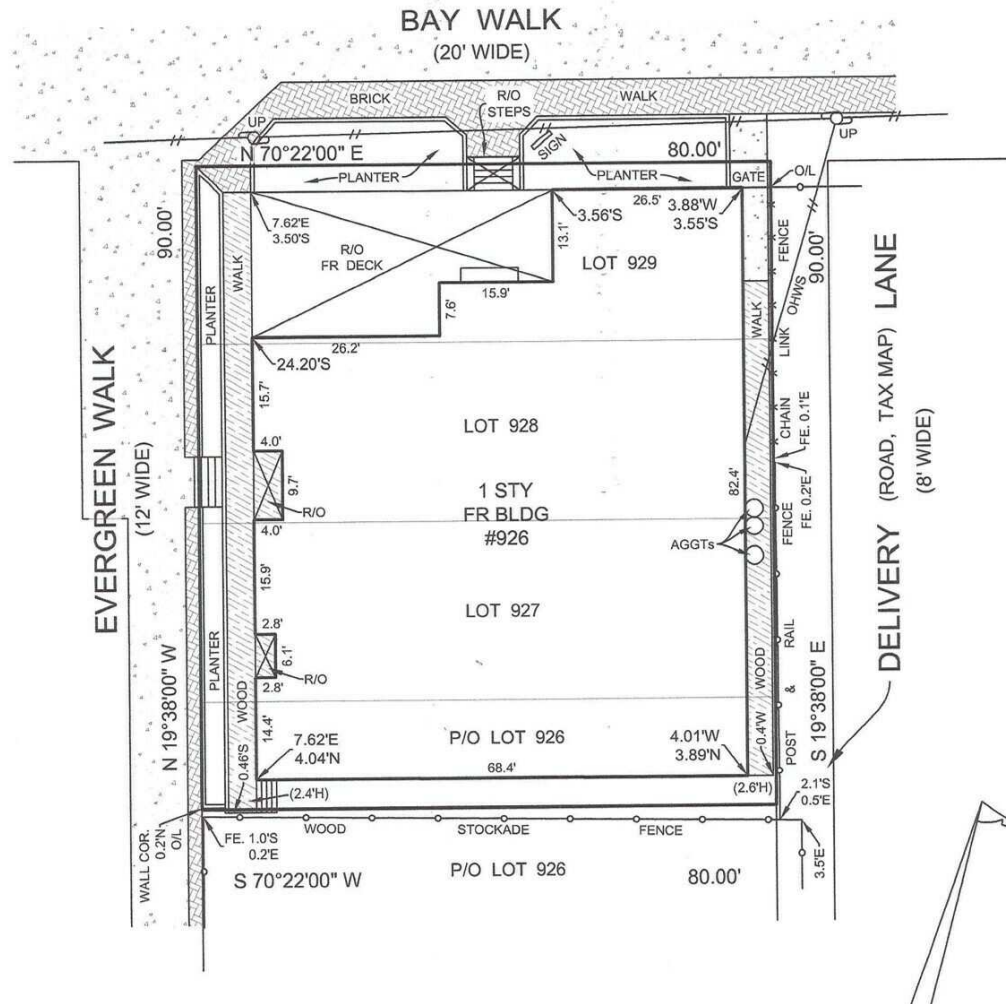
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# PROPERTY SURVEY

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# EXCLUSIVELY REPRESENTED BY:



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**Michael G. Murphy**

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## Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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## We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.