

LUXURY TURNKEY HOSPITALITY OPPORTUNITY

Fire Island Beach House | 25 Cayuga Walk Ocean Bay Park, NY 11770

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

Fire Island Beach House | 25 Cayuga Walk Ocean Bay Park, NY 11770

Building Size:	15,871 SF	Lot Size:	1 Acres
Number of Rooms:	38	Zoning:	Hospitality
Year Built:	1910	Year Renovated:	2020-21
Annual Taxes:	\$47,640.02	Sale Price:	Price On Request

Financial Information Upon Request and Verification of Proof of Funds.

Luxury Ocean Front Resort | Exclusive Hospitality Investment Opportunity

Discover a rare chance to own a thriving beachside resort in the exclusive Ocean Bay Park community of Fire Island, New York. Just steps from both the Great South Bay and the Atlantic Ocean, The Fire Island Beach House offers a fully renovated, turnkey property with exceptional revenue potential.

This 38-room boutique resort comprises four multiunit buildings, two bungalows, and two private two-bedroom cottages with full kitchens—providing a diverse mix of accommodations designed to attract guests year after year. With value-add potential, the cottages and bungalows can be modernized for higher rates, further enhancing revenue streams. Originally built in the early 1900s for the Coast Guard, the property seamlessly blends historic charm with modern upgrades. Extensive renovations completed in 2020-2021 include all new bathrooms, fire alarm system, siding, windows, and Timbertech decking, while a new pool liner and coping were installed in 2024.

The Fire Island Beach House delivers more than just exceptional accommodations—it offers an elevated beachside dining experience at Canes at the FIBH. Guests can enjoy their meals poolside, at the bar, high-top tables, or within the lounge area on the scenic back lawn. Professional management on food & beverage operations can further optimize catering and restaurant sales, creating an opportunity for higher profitability. Guests also enjoy poolside and lawn food & beverage service, a café kiosk, back lawn dining, quick snacks, tacos, and more!

While ownership does not currently allocate resources to securing weddings or retreats, special events remain an untapped opportunity for future growth. Additionally, new membership offerings have drawn substantial interest, signaling strong demand and engagement from clientele. A Proven Beachside Asset with Exceptional

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com



PROPERTY DETAILS

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PROPERTY OVERVIEW	
LOCATION	Prime Setting in Ocean Bay Park
BUILDINGS	Four (4) Distinct Structures)
TOTAL # ROOMS	38 Beautifully RenovatedGuest Rooms, Suites, Bungalows, & Cabins.

THE WATCHTOWER	
# OF ROOMS	Nineteen (19) Fully Renovated Rooms.
ROOM TYPES:	Standard King, Queen, Double Queen, & Suites. Some Rooms Offer Ocean Views.

BEACH BUNGALOWS & COTTAGES	
# OF BUNGALOWS	Two (2) Beach Bungalows
# OF COTTAGES	Two (2) Beach Cabins (Two Stories Each)
# OF GUESTS PER EACH	Accommodations for 6 to 8 Guests
# OF BEDS/BATHS PER EACH	2-Bedrooms, 1 Bath/Each
AMENITIES	Full Kitchens, Separate Bedrooms, Living Space, & Private Decks & Outdoor Showers

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THE BEACH HOUSE & HOTEL BUILDINGS	
# OF ROOMS	Fifteen (15)
MAIN LOBBY	Modern & Spacious w/. Seating Areas
FOOD/BEVERAGE	Dining at Canes at The FIBH Grab & Go Available in Lobby
STORE	On Site Boutique for Essentials & Souvenirs
CAFE STATION	Coffee & Snack Service in Lobby

RESORT AMENITIES	
TECHNOLOGY	Flat Screen Televisions, iPhone Docking Stations
VIEWS	Pool or Ocean View Rooms
DINING	Dining by Canes at the FIBH
EVENTS	Movie Nights, Barbeques, Lobster Bakes, & Private Events: Weddings & Special Occasions
OUTDOOR AMENITIES	Pool, Lounge Chairs, Adirondack Chairs, Outdoor Sofas, Outdoor Dining
MISCELLANEOUS	Some Rooms w/Semi-Private Terraces Outdoor Heaters Membership Opportunities

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PROPERTY HIGHLIGHTS

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Property Highlights

- Prime Beachside Location – Situated in the exclusive Ocean Bay Park community of Fire Island, this boutique resort is just steps from both the Great South Bay and the Atlantic Ocean, offering a highly desirable setting for vacationers.
- Significant Value-Add Potential – The cottages and bungalows can be modernized for higher rates, allowing a new owner to enhance revenue streams and capitalize on increased demand for premium accommodations.
- Untapped Special Event Opportunities – Ownership does not currently allocate resources to securing weddings or retreats, leaving room for a new owner to develop this lucrative revenue stream and attract additional clientele.
- Optimized Food & Beverage Operations – Professional management of catering and restaurant services could drive higher sales, making Canes at the FIBH an even stronger revenue-generating component of the resort.
- Growing Membership Interest – Recent membership offerings have drawn substantial interest, demonstrating strong engagement from clientele and signaling further potential for expansion.
- This property presents a compelling investment opportunity with multiple avenues for increased profitability and long-term success.

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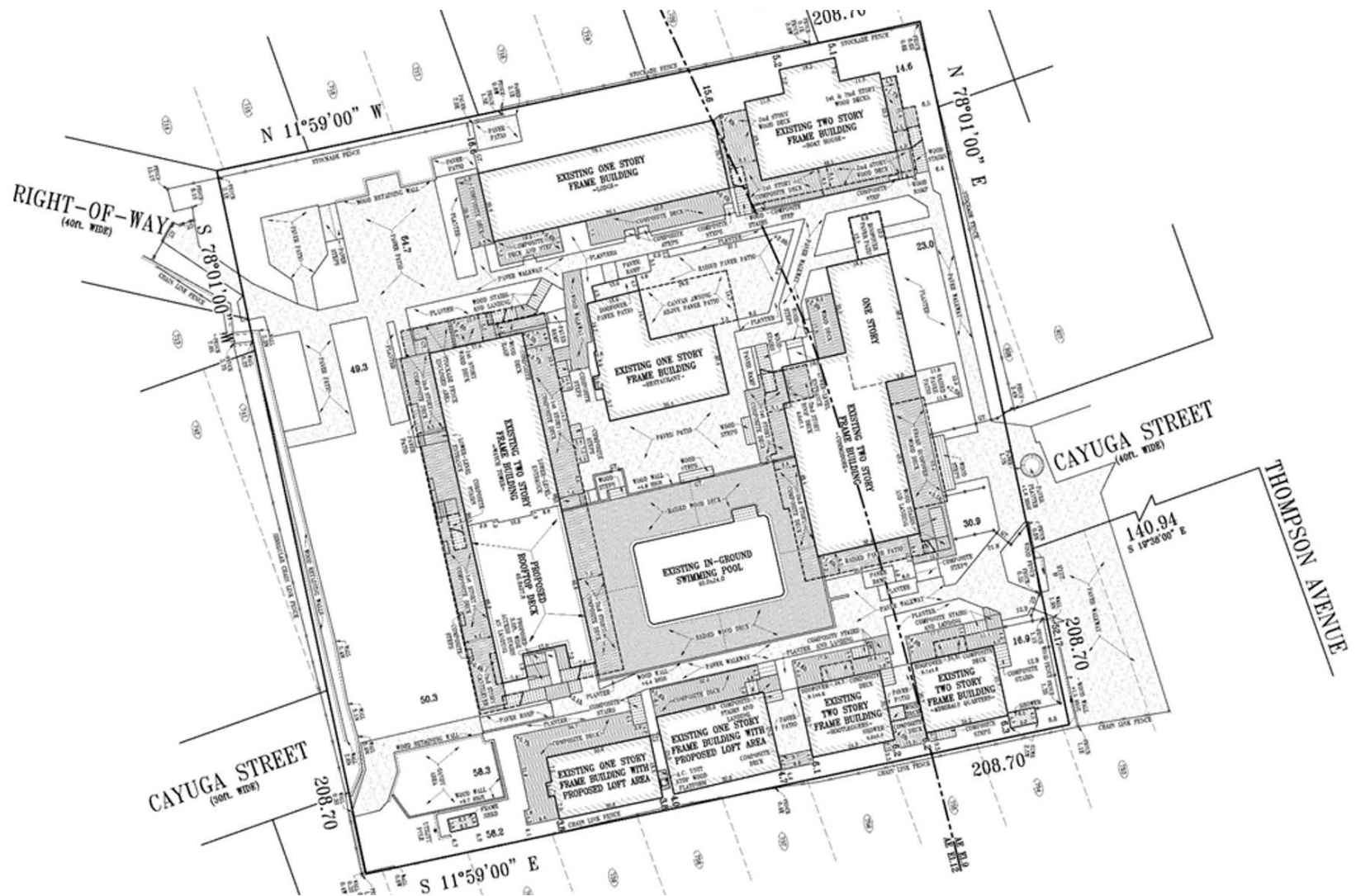
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SITE PLANS

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ADDITIONAL PHOTOS



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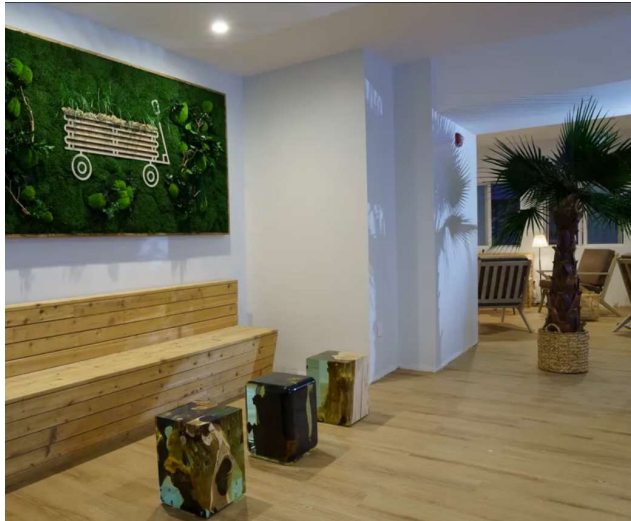
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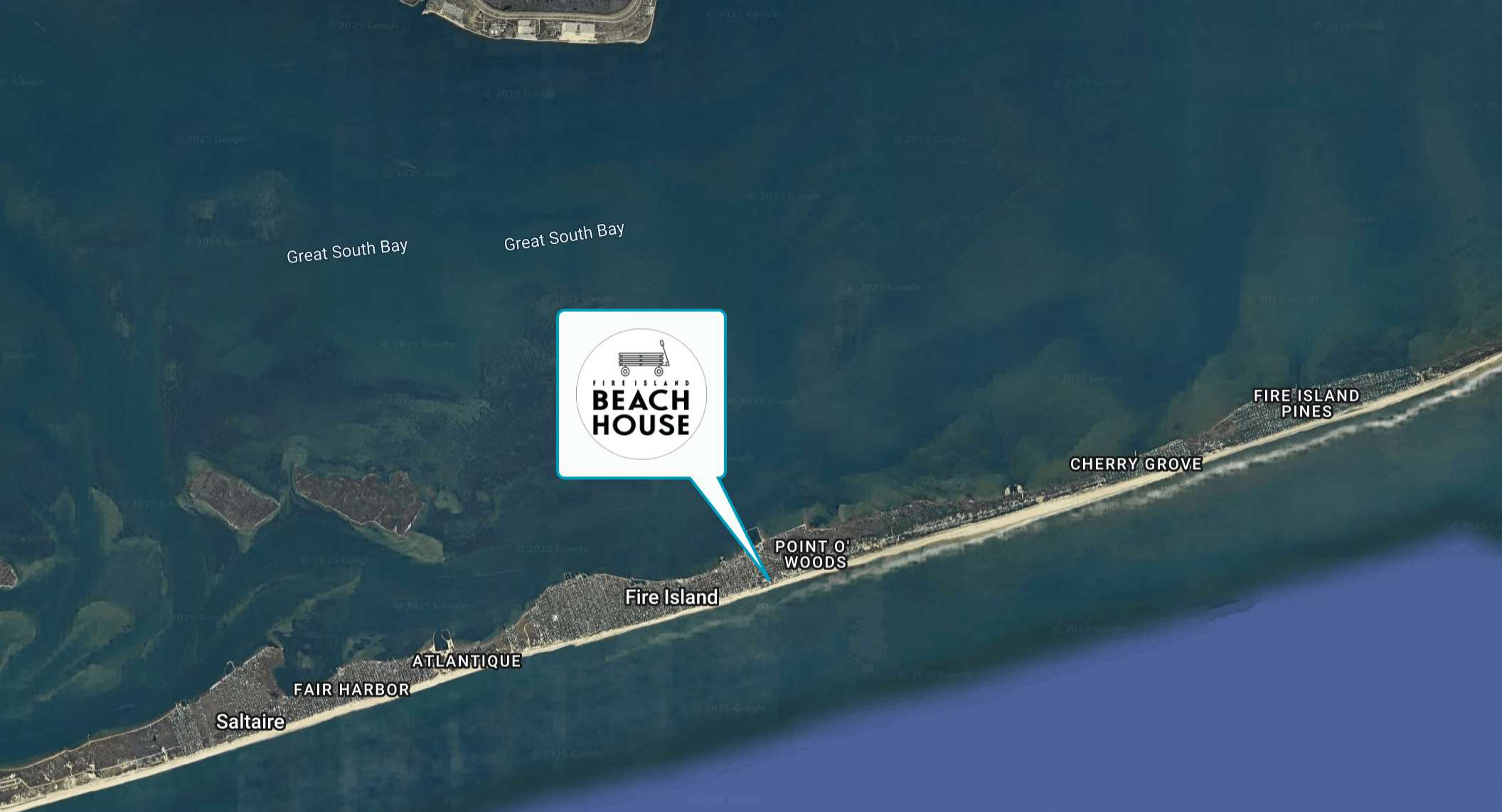


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Professional Background

Michael G. Murphy is the President 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 involve 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 more than 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, 2021 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, the Philanthropy Network of NY, 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.