



Muroff Hospitality Group represents Becksmad Assocs. in \$1.2 million sale of 41-45 Picketty Ruff Walk

December 13, 2022 - Long Island



Sayville, NY Muroff Hospitality Group has sold 41-45 Picketty Ruff Walk, Fire Island for the first time in 60 years! This retail property is located at the entrance to Fire Island Pines, the most exclusive LGBTQ community in the world with several boutiques, a restaurant, a large outdoor swimming pool, cabana, and bar. This incredible property is in a high barrier to entry market, assuring its increased value for decades to come.

The seller was Becksmad Associates and the buyer was Ruff Picketty LLC. Mitch Muroff of Muroff Hospitality Group represented the seller and secured the buyer in this exclusive listing. The sales

price was \$1.2 million and the transaction closed on Friday, November 4, 2022. Muroff also served as the exclusive broker of the iconic Ice Palace Resort in Cherry Grove, New York. That transaction closed in July 2022 for a sales price of \$7.25 million.

Fire Island is a 31-mile island which spans along the southern shore of Long Island in New York and accessible only by boat. Fire Island Pines is one of 18 neighborhoods and known for its beaches, upscale homes, and LGBTQ community. As cars are prohibited in the quaint community, the preferred mode of transportation is walking, bike or boat. Neighboring Cherry Grove, the two communities provide lots of bars and restaurants for weekend, monthly or seasonal visitors and residents.

Muroff Hospitality Group serves the greater New York/New England Region as the preeminent boutique hospitality brokerage firm representing independent and franchised hoteliers alike.

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