



Muroff Hospitality Group complete \$15.5 million sale of Fire Island Pines

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Fire Island, NY Muroff Hospitality Group has completed the \$15.5 million sale of the Harbor facing properties. Located on southern Long Island, 60 miles east of Manhattan, the property stretches along 320 feet of the main pedestrian promenade to the residential and beach access areas in the only commercial portion of the Pines.

The businesses include The Blue Whale, the Hotel, the Pool Deck, the Canteen, the Gym, the Pavilion and various commercial spaces; plus, a 3-bedroom house and a 16- bedroom house to accommodate employee housing. This transaction represents approximately 75% of the commercial property in Fire Island Pines, a vehicle free, waterfront resort complex located 90 minutes from New York City. The Pines is the location of the most expensive real estate on Fire Island.

This transaction caps a year long process of marketing and negotiations and ensures that the resort's continuity as a safe place for the LBGTQ+ community. The Sellers were Outpost Pines, LLC and Ruff Picketty LLC. The Resort has long been managed by PJ MacAteer, the president of Outpost Pines LLC and owner of Sip N Twirl, Pines Bistro and Pines Pizza which are not part of this transaction.

The buyer is Fire Island Pines Holdings LLC, a company owned and controlled by Tristan Schukraft, an entrepreneur who owns a number of businesses, including: Mistr: A telemedicine app that offers access to Pre-Exposure Prophylaxis (PrEP); The Abbey and Chapel LBGTQ+ nightclubs in West Hollywood, CA.; The Tryst Hotel in Puerto Rico, The Tryst Hotel in Puerto Vallarta; Circo nightclub in Puerto Rico. Mitch Muroff of Muroff Hospitality Group represented the Sellers and secured the Buyer in this exclusive listing. The transaction closed on September 24, 2024.

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