



# Exclusive Opportunity!

## Location:

36 Fire Island Blvd.  
Pines, New York 11782

## About:

Confidential opportunity to acquire three of the most exciting businesses on Fire Island Pines, a world-renowned gay community. These profitable businesses operate under a favorable lease agreement that includes a right of first refusal on the real estate.

## Contact Mitch Muroff:

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📞 617-610-7774



**MUROFF**  
HOSPITALITY GROUP  
Real Estate Brokerage & Advisory



# Property Details

Don't miss this exceptional opportunity to acquire three of the most exciting businesses in Fire Island! Sip·n·Twirl, Pines Bistro & Martini Bar & Pines Pizza. Sip·n·Twirl is the Pines' prime nightly lounge & club, from the beginning, to the very end of the Fire Island season. As the Pines' largest and most consistently busy club, Sip·n·Twirl features a full-service bar, for mingling + socializing, the TWIRL deck, for afternoon/evening dancing + casual connections, PLUS a major dance floor –with state-of-the-art sound & video, and a DJ lineup that includes Community favorites and new faces, playing a variety of sounds, including Fire Island Favorites, & latest club sounds from around the world.

- ❖ Sip·n·Twirl - The largest and primary dance club in the Pines
- ❖ Bistro & Martini bar - the only fine dining space in the Pines
- ❖ Pines Pizza - the best & only pizza & take out in the Pines
- ❖ Steps from the Harbor and in the center of town
- ❖ Loved and supported by all of the community

**Price: \$3,500,000**





## Investment Overview

Muroff Hospitality Group has been chosen to exclusively market for sale three businesses located at 36 Fire Island Boulevard in the heart of The Fire Island Pines.

## Interest Offered

Sip·n·Twirl, Pines Pizza & Pines Bistro & Martini Bar are well loved by the community and operate under a favorable lease agreement that contains a right of first refusal on the real estate.

## 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.





Exhilarating night club packed every evening with the most beautiful people in Fire Island Pines. Featuring a full bar, the worlds best DJ's plus special events, movies & drag nights.





# Bistro and martini bar



Pines Bistro & Martini Bar is a Continental restaurant, offering traditional favorite dishes, plus daily/seasonal specials. It is the only establishment in the Pines that offers all-season, sit-down dinner, with sophisticated cocktail lounge ambience. Its menu changes on a regular basis, depending on what's fresh, in season, and appealing, any given weekend. This is the only fine dining restaurant in the Pines.





Located in the heart of the community, is Pines Pizza with its deck overlooking and opening directly onto Fire Island Boulevard. This is the local Pizza & Take-Away Place in the Pines, offering salads, grab 'n go meals, all-day coffee & more, from early April to late September.





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PLEASE CONSULT YOUR MUROFF HOSPITALITY AGENT FOR MORE DETAILS





## 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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