

The Belvedere Fire Island



33 Bayview Walk, Cherry Grove, NY 11782



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HOSPITALITY GROUP
Real Estate Brokerage & Advisory

Property Details

Muroff Hospitality Group is proud to exclusively present for the first time the rare opportunity to acquire the iconic Belvedere Guest House. Never before offered for sale, this premier Venetian-inspired boutique hotel is situated on 200 linear feet of Bayfront in Fire Island's renowned LGBTQ+ destination, just 90 minutes from New York City. The Belvedere boasts luxurious amenities, ornate public areas, and breathtaking bay views. The property features beautifully appointed guest rooms, an outdoor pool and hot tub, a rooftop terrace, a private gym, and direct access to pristine beaches, vibrant nightlife, and fine dining. A beloved landmark within the Fire Island community for decades, this legendary property presents a once-in-a-lifetime investment opportunity!



Price: *Offered Unpriced*
Pricing Guidance: *Available upon request*



Property Highlights



Exclusive, never-before-offered opportunity to acquire the iconic Belvedere!

200 feet of Bayfront in Fire Island's premier LGBTQ+ destination!

Venetian-inspired design with luxurious amenities and breathtaking views!

Unbeatable location just steps from pristine beaches, vibrant nightlife, and dining!

Significant opportunity for revenue growth through rate management and F&B!

Renowned reputation with a loyal, repeat clientele, while also attracting new guests!



The Legacy of The Belvedere

As you cross the Great South Bay approaching Cherry Grove, the striking white façade of The Belvedere immediately catches your eye. More than an architectural gem, this Venetian-inspired retreat embodies a rich legacy of vision and craftsmanship.

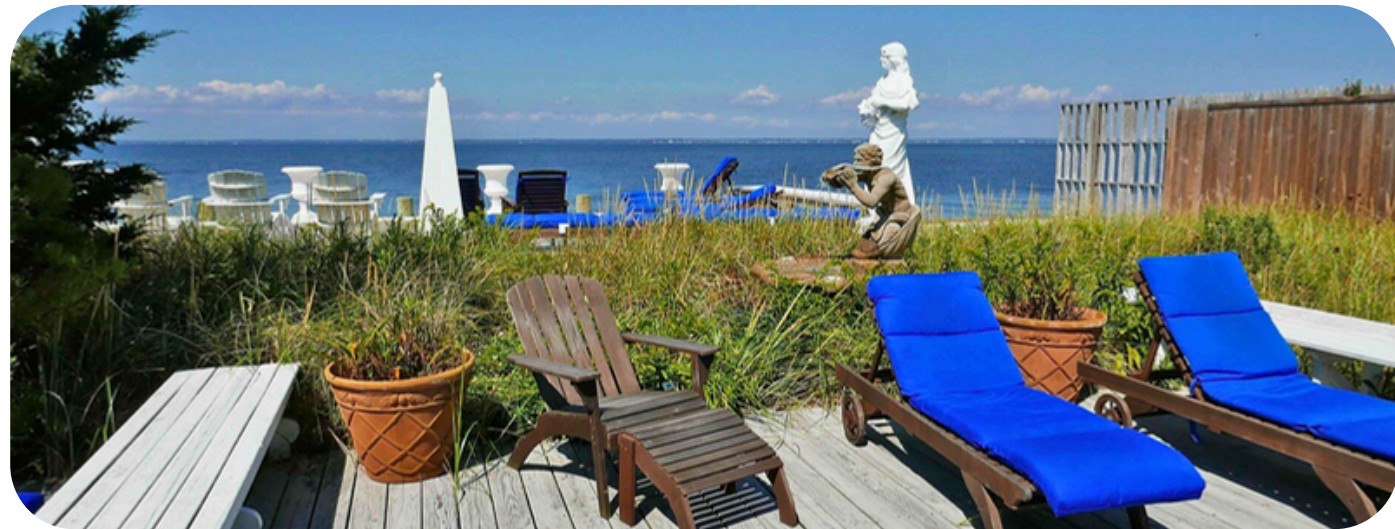
John Eberhardt, an artist, set designer and builder, first arrived in Cherry Grove in 1949. Starting with simple summer homes, he went on to construct over 50 residences before creating his masterpiece—The Belvedere. Designed with Venetian elegance, the estate even earned recognition from the mayor of Venice, whose city flag still flies alongside the American and pride flags.

John met Craig Eberhardt in New York, leading to a lifelong partnership. As a master carpenter, Craig expanded The Belvedere with a pool, Jacuzzi, balconies, and private baths, while John adorned the interiors with trompe l'oeil murals and curated European antiques. To secure their bond, John legally adopted Craig, ensuring The Belvedere's future.

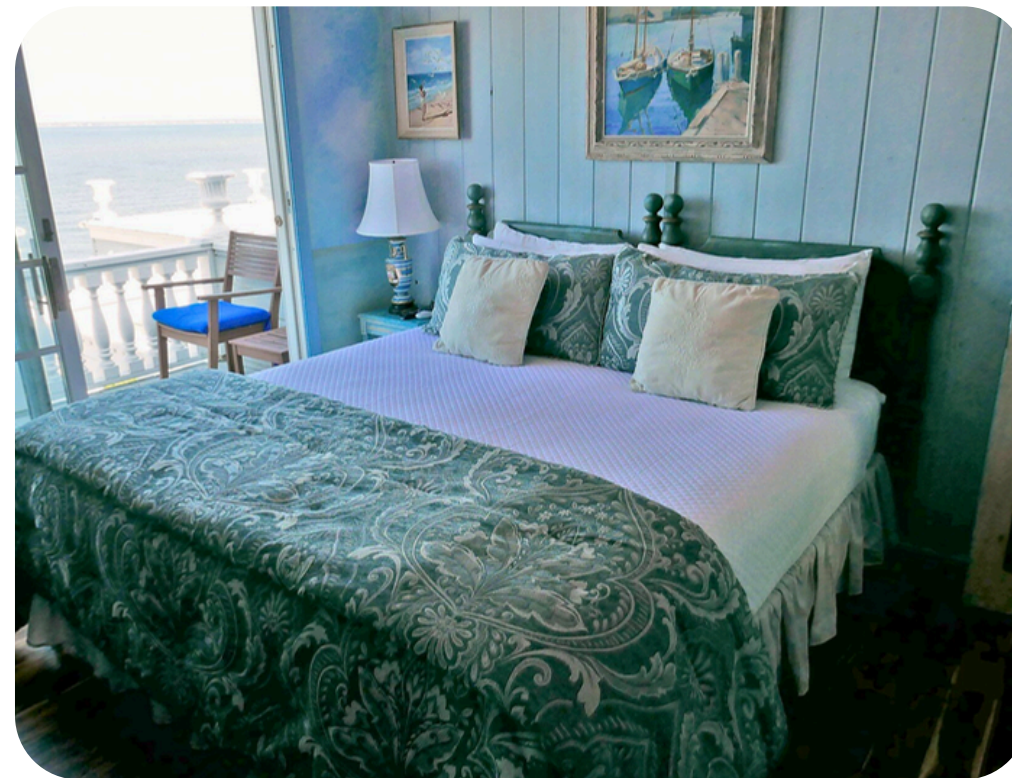
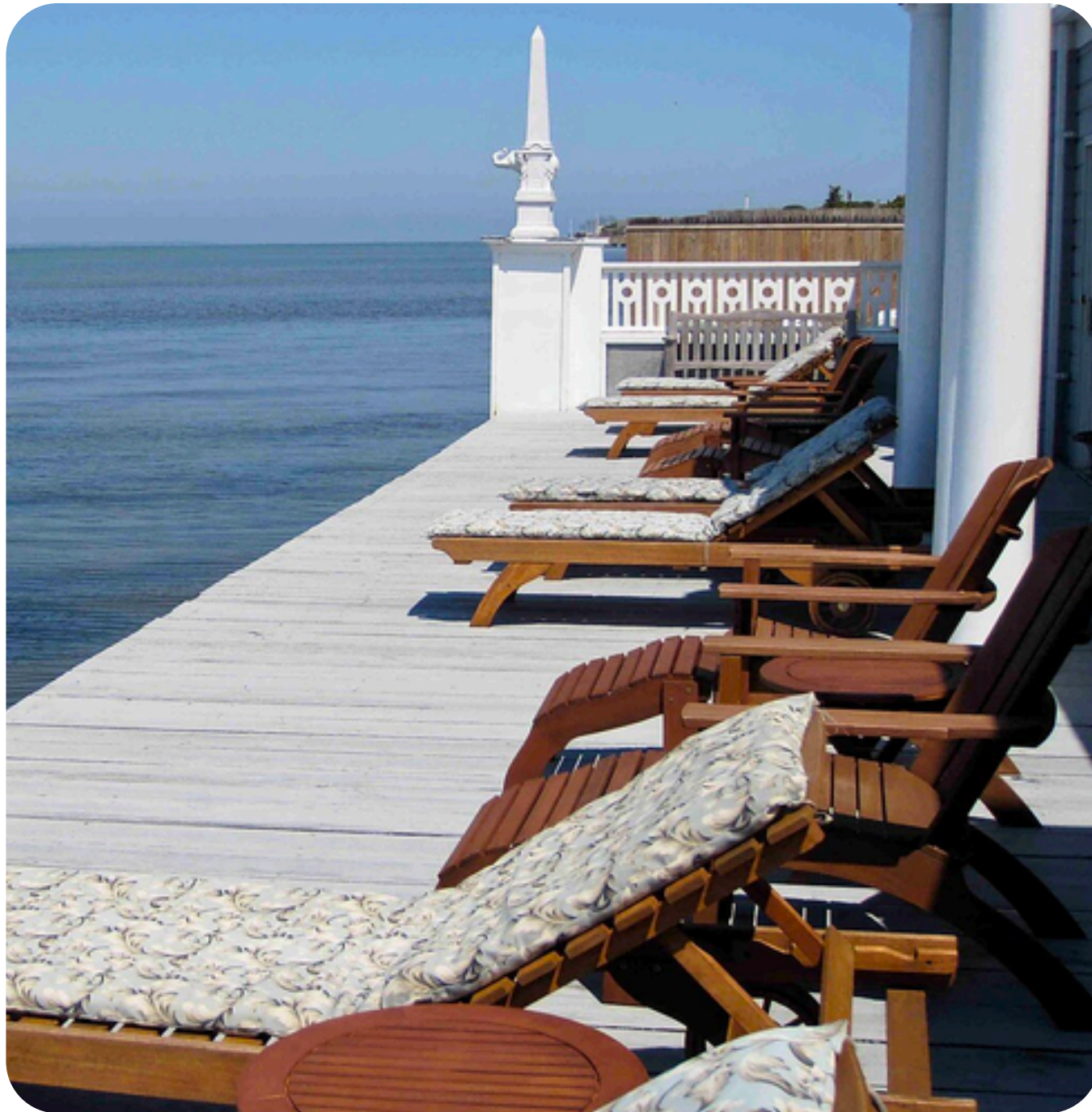
Following John's passing in 2014, Craig maintained the estate until his death in 2018. His husband, Julian Dorcelien Eberhardt, now carries forward this storied legacy, preserving The Belvedere as a timeless sanctuary.

Guest Rooms

The Belvedere offers 33 thoughtfully designed guest rooms that maximize occupancy and revenue. Premium and Deluxe Rooms provide for an elevated guest experience with stunning bay views, private terraces, en suite baths, and modern amenities. Standard Rooms offer comfortable mid-tier accommodations with en suite baths, balancing value and convenience. For budget-conscious guests, the property features 13 Economy Rooms that share 8 bathrooms. The Quad Rooms cater to groups, further expanding the property's market reach. This diverse mix of accommodations optimizes occupancy, enhances guest satisfaction, and increases overall profitability.



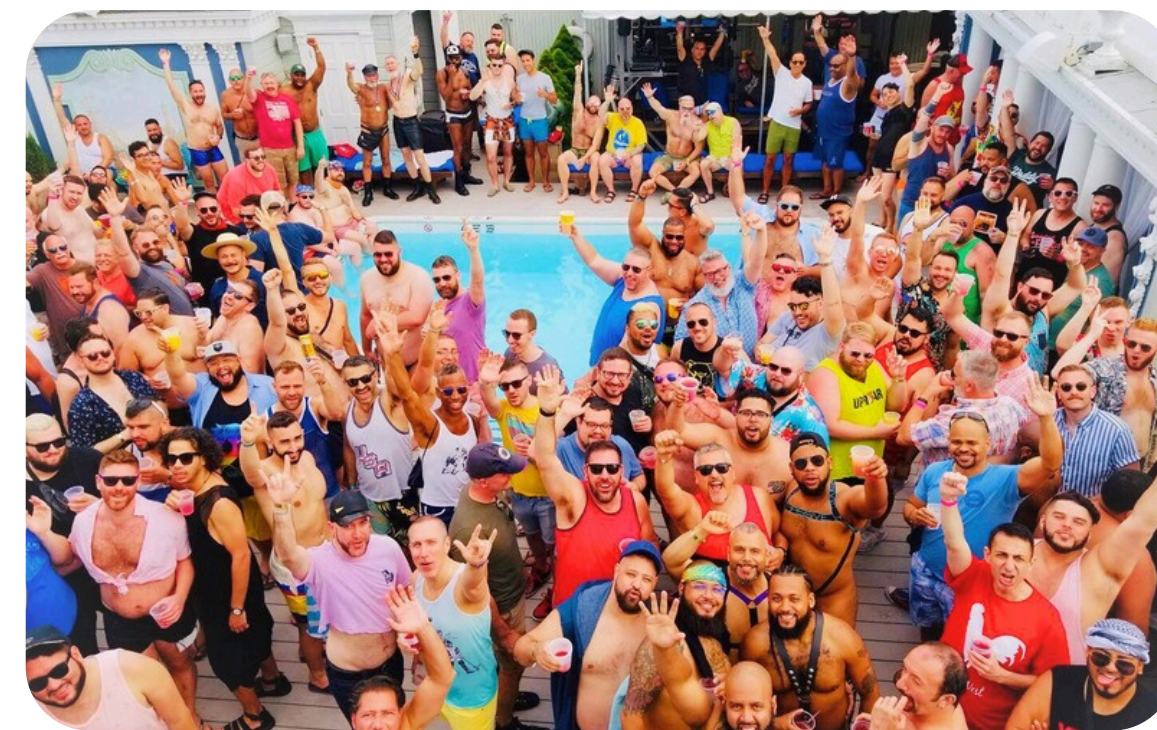
Guest Rooms





Gym, Tan, Swim, etc.

The Belvedere provides exceptional amenities. Guests can enjoy relaxing by the outdoor pool, unwinding in the hot tub, or keeping active in the fully equipped outdoor fitness center.





The Grand Salon

The Grand Salon at The Belvedere is a striking centerpiece, showcasing elegant Venetian-inspired décor, ornate antiques, and captivating artwork. Ideal for social gatherings or intimate relaxation, this distinctive space enhances guest experiences while presenting buyers with opportunities for private events.



Demographic Highlights

Fire Island, within Suffolk County, NY, is renowned internationally for its LGBTQ+ communities, Cherry Grove and The Pines, attracting affluent visitors from around the globe seeking upscale retreats and vibrant nightlife. Strong demographics, rising property values, and natural beauty make for an exceptional investment opportunity.



Premier LGBTQ+ Destination

Fire Island's Cherry Grove & The Pines are among America's most celebrated LGBTQ+ resort communities, drawing over **110,000+** visitors annually.



Strong Real Estate Market

Suffolk County's median property value reached \$463,600 in 2021, a 3.02% annual growth, indicative of steadily appreciating real estate.



High-Income Demographic

Approximately 42% of homeowners in neighboring Fire Island Pines earn more than \$300K per year, reflecting the area's upscale visitor base.



Barrier Island Location

Fire Island is an Atlantic Ocean barrier island on Suffolk County's southern shore, approximately 60 miles east of Manhattan, offering pristine beaches and secluded tranquility.

About...

Fire Island

Fire Island, NY is the ultimate gay vacation getaway. It offers pristine beaches without a hint of pretension. Nestled in-between the Great South Bay and Atlantic Ocean, the island has been a haven for generations of beach-goers, outdoor enthusiasts, and water sport lovers. Free of cars and chaos, this unique island seems like a world away from its neighboring New York metropolitan way of life. A gloriously gay weekend at Fire Island gets you back to nature.

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Cherry Grove

Cherry Grove, known as America's first gay small town, boasts a rich LGBTQ+ history that spans decades. Affectionately called "The Grove" by locals, this vibrant and welcoming community greets visitors with its friendly atmosphere the moment they step off the ferry. With no cars on the island, transportation is exclusively by foot, creating countless opportunities for chance encounters and lively conversations with passersby.

Upon arriving at The Belvedere, guests are warmly welcomed by the attentive staff and guided to their rooms. After settling in, visitors can unwind, embrace the clothing-optional setting, and explore the property's scenic grounds. The newly renovated hot tub and pool provide the perfect gathering spots for socializing with fellow guests. At The Belvedere, every stay offers the opportunity to relax, connect, and create unforgettable memories.



Location

33 Bayview Walk, Cherry Grove, NY 11782



Getting Here

Of course, the car-free environment is a big part of Fire Island's charm. Which means, you can't drive your car onto the residential part of the island. So, how do you get here? The most common form of transportation is parking at one of 3 ferry terminals and taking a delightful ferry ride across the Great South Bay. It's about a half-hour ride in the fresh, salty air.

The Long Island Rail Road

The Island is about a 50-60 miles from Manhattan. The train to Fire Island takes about 1.5 hours and runs frequently.



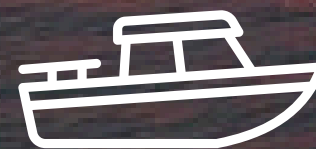
MacArthur Airport

Macarthur Airport in Islip (ISP) puts you 15 minutes away from Sayville, and the best part is you fly right over Fire Island and get an incredible view of the beach!



Private Boat

Boat owners can cross the bay and dock in the marinas.



The Sayville Ferry

The Sayville Ferry began the Fire Island run in 1894. Today, the ferry provides safe passage to Fire Island's central communities.

Private Car or Taxi

The drive can take about 1.5 to 3 hours from Manhattan to the ferry. Traffic can be heavy in summer, so allow more time to catch the ferry.



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Meet Mitch:

Mitch Muroff is the founder of Muroff Hospitality Group, a boutique brokerage and advisory firm specializing in hospitality real estate across New York and New England. With over 50 years of industry experience, the firm provides personalized service to independent and franchised hoteliers and restaurateurs.

Before launching Muroff Hospitality Group, Mitch was a principal of Sage Hotel Corp., overseeing a portfolio of 35 hotels across the Northeast and Canada. Following the successful sale of the portfolio, he founded Muroff Hospitality Group to leverage his deep expertise in hospitality transactions.

As a licensed attorney and realtor, Mitch has successfully negotiated dozens of complex sales, offering strategic insights and a hands-on, client-focused approach. His extensive industry knowledge and commitment to excellence make Muroff Hospitality Group a trusted partner for those buying or selling hospitality assets.

Mitchell B Muroff, Esq. | Muroff Hospitality Group



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