

GERARD-ARKIN ENTERPRISES INC.

SEASHORE CONDOMINIUMS

OCEAN BAY PARK, FIRE ISLAND, NY



FIRE ISLAND LIVING

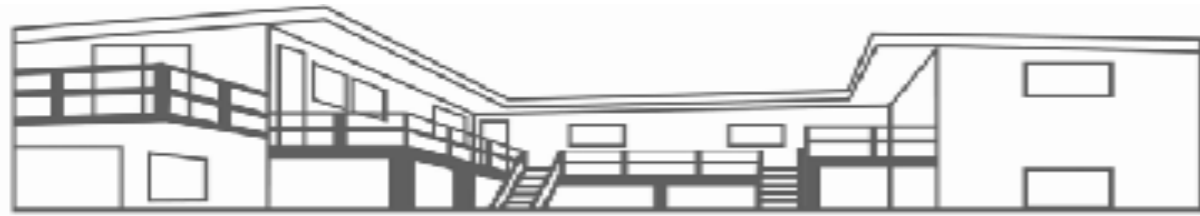
AT THE SEASHORE



Gerard-Arkin Enterprises Inc. Holdings is pleased to bring you this once in a lifetime offering of apartments at the Seashore Condo Hotel.



ABOUT THE SEASHORE



“It’s not an apartment; it’s a piece of paradise!”

Gerard Arkin, Inc. is pleased to announce the sale of 12 charming condominiums at The Seashore Condo Hotel on Fire Island. The property is located at 78 Bayview Walk in Ocean Bay Park, and is just two blocks from the ferry and a 3-minute walk to one of the nation’s finest beaches.

Amenities include a beautifully appointed common space across two expansive decks with breathtaking views of the Great South Bay, outdoor shower, laundry facility, a fire pit, outdoor grilling station with two large grills and storage for bikes. Owners at the Seashore also enjoy the convenience of Ocean Bay Park and Ocean Beach’s nearby restaurants and markets.

Fire Island is the perfect getaway for couples and families alike. Summer rentals on Fire Island are extremely popular if you choose to rent your apartment for part or all of the season. Latest occupancy rates and rental income furnished upon request.

The current monthly Home Owners Association (HOA) common charges are \$270 per unit. All condominiums are individually titled and property taxes are extremely reasonable.

Don’t miss out on this exciting opportunity!

Contact Brett and Jeff at seashorecondohotel@gmail.com.



Apartment 10

165 sq ft



This comfortable apartment, renovated in 2021, is located on the ground floor and features cedar panelling.

- Queen Bed
- Full-Size Fridge, Kitchen Sink & Microwave
- Bathroom with Shower
- Air Conditioning
- Walk-In Closet



Apartment 12b

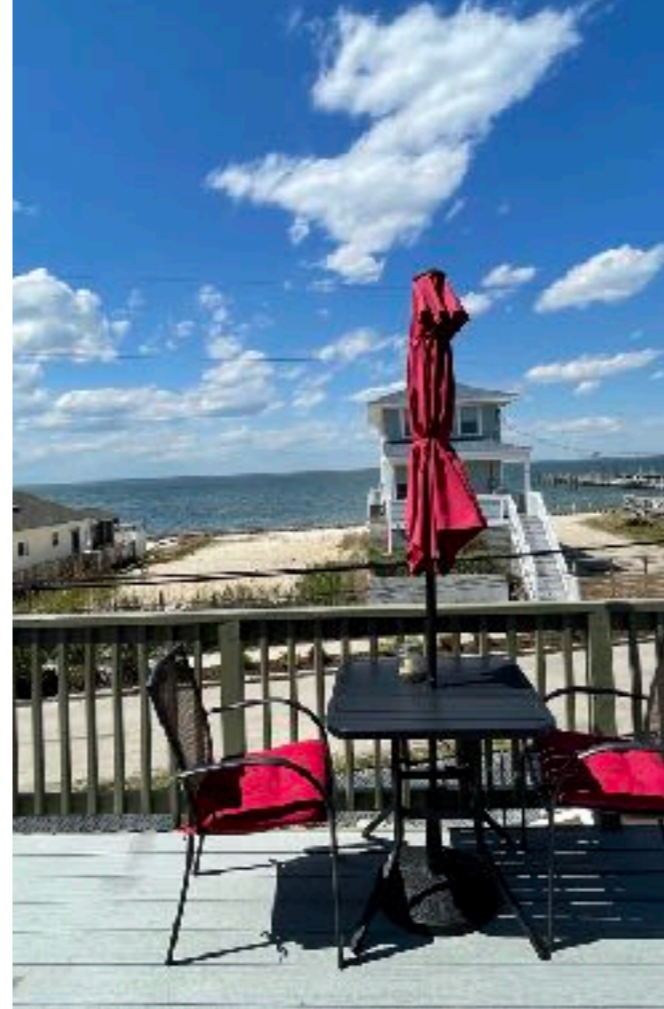
165 sq ft



Located on the second floor, this recently renovated apartment has a 200 sq ft fully furnished private deck, which boasts 180 degree water views of the Great South Bay.

Guests have called it one of the "most well appointed and romantic apartments on FI".

- Private Deck
- Queen Bed
- Full-Size Refrigerator, Kitchen Sink & Microwave
- Bathroom with Shower
- Air Conditioning







Apartment 16

165 sq ft



Renovated in 2021, this second floor apartment features partial views of the Great South Bay.

- Queen Bed
- Full-Size Refrigerator, Kitchen Sink & Microwave
- Bathroom with Shower
- Air Conditioning
- Walk-In Closet



Apartment 19

165 sq ft



This second floor room has direct views of the beautiful Great South Bay. Cedar panelling is a charming touch in this cozy apartment.

- Queen Bed
- Mini-Fridge & Microwave
- Bathroom with Shower
- Air Conditioning

Apartment 21

165 sq ft



Nestled in the south-west corner of the second floor, this cedar clad apartment benefits from a larger kitchenette space and tree top views.

This condo also has additional potential for an investor looking for more than one unit with a door to #22, making it possible to rent them together or separately.

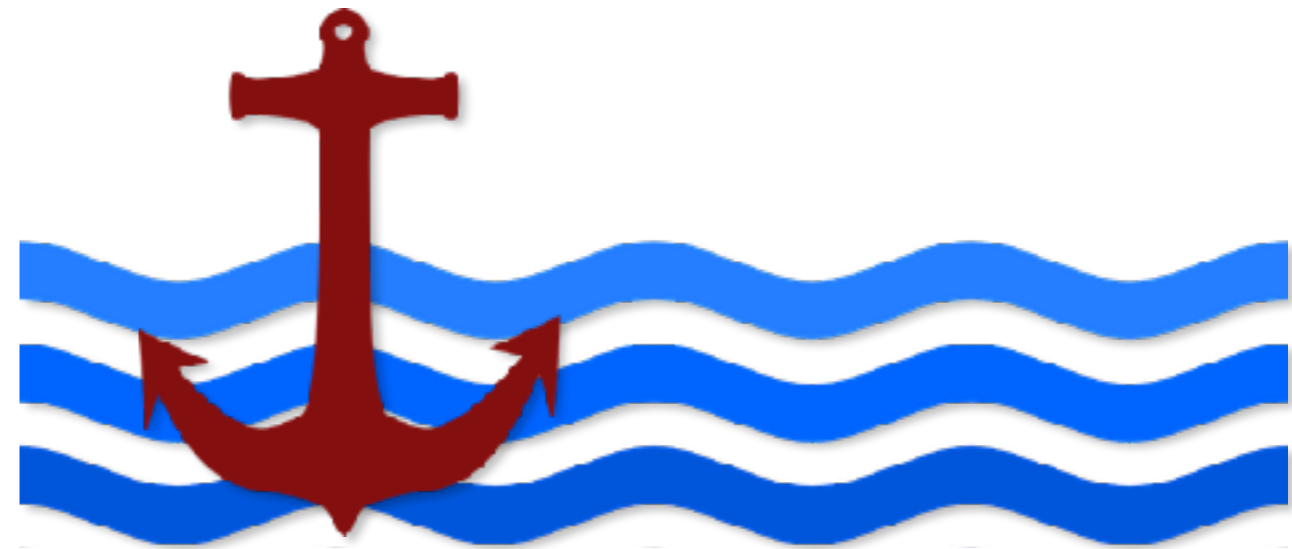
- Full Bed
- Full-Size Refrigerator, Kitchen Sink & Microwave
- Bathroom with Showers
- Air Conditioning





Apartment 22

165 sq ft



This second floor condo offers cedar paneled walls, a split bathroom and two twin beds.

If purchased with 21, interconnecting doors can be closed to rent the units separately or opened to accommodate a small group or family of four.

- Full Bed
- Mini Refrigerator & Microwave
- Bathroom with Showers
- Air Conditioning



Two Bedroom Suite

700 sq ft

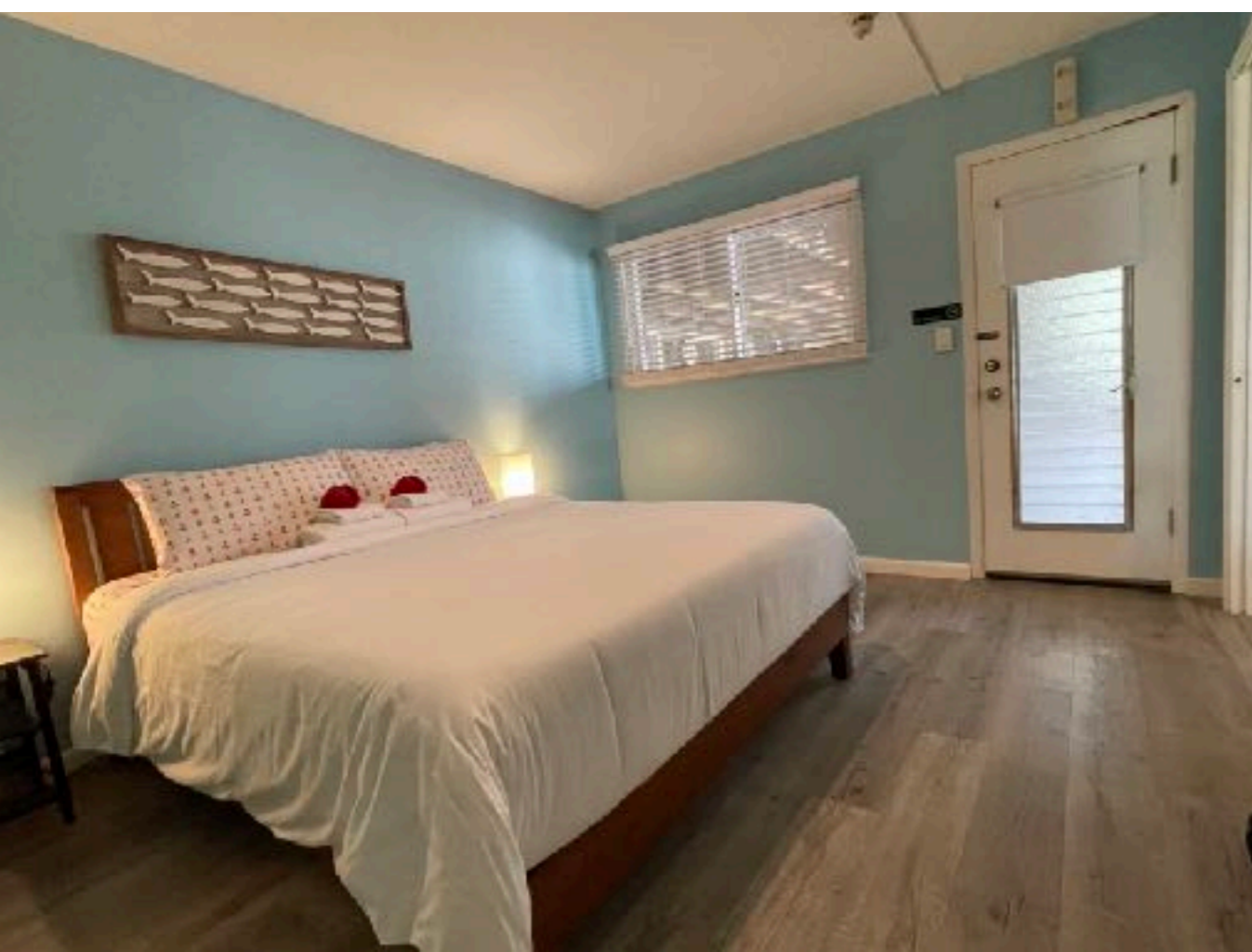


This spacious two bedroom, one and a half bathrooms suite, renovated in 2021, is situated on the ground floor and easily accommodates 6 occupants - perfect for a group of friends or a family.

The front bedroom features beautiful water views, while the back bedroom offers a spacious retreat with a private half bath. The open plan kitchen and living room is perfect for big meals and fun nights in together at the large dining table.



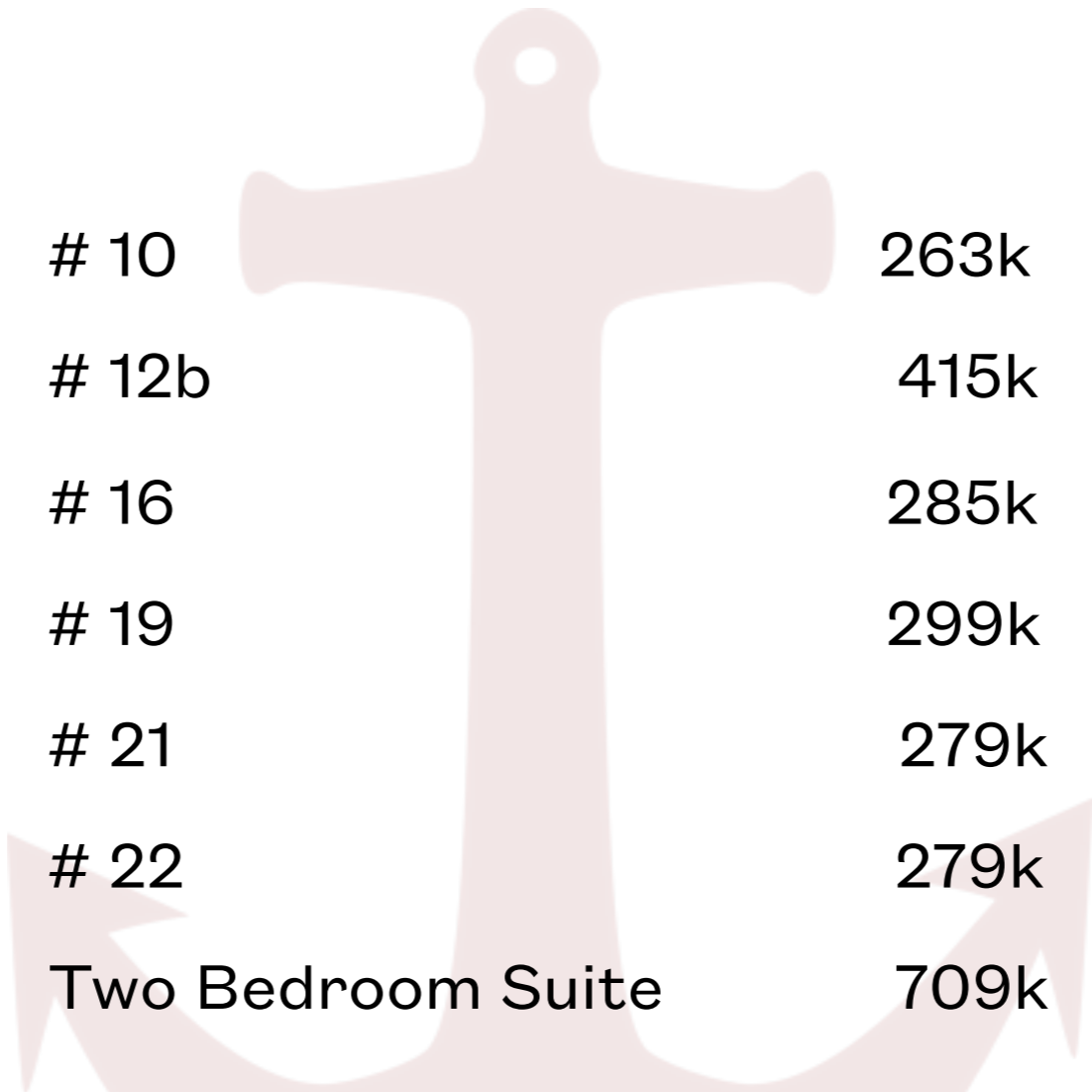
- Two Bedrooms with Queen Beds
- One Bathroom with a Large Shower and an En-Suite Half Bath
- Large Living Room with a Trundle Daybed (2 Twin Beds)
- Full Eat-In Kitchen with Large Refrigerator
- Air Conditioning





Apartment

Asking Price



# 10	263k
# 12b	415k
# 16	285k
# 19	299k
# 21	279k
# 22	279k
Two Bedroom Suite	709k

Contact Brett Brubaker & Jeff Clukey at seashorecondohotel@gmail.com.

* All contents including furnishings, beds, equipment, etc. convey with sale.

Contact Sue Baxter with FM Home Loans at
203-912-6767 or sbaxter@fmm.com to be pre-approved.

Seller financing is also available for qualified buyers.



Seashore Floor Plans

