

Exclusive Opportunity For Sale

Marcus & Millichap
THE ZYLBERGLAIT GROUP



800 Collins Ave Miami Beach, FL 33139

Investment Highlights:

- Prime location in Miami Beach's Art Deco District
- Signalized hard-corner frontage with high visibility
- Heavy pedestrian traffic and strong tourist draw
- ~10,000 SF with flexible, open floor plans
- Double-height volumes, columns, and central atrium
- MXE zoning allows retail, hospitality, or mixed-use repositioning

Price: \$7,850,000

Occupancy: Vacant

Type: Single Tenant Retail Building

Pro Forma Cap Rate: 7.6%

RBA: ~9,932

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