

# 860 Collins Ave

Miami Beach, FL 33139

THE *Keyes* CO.



FOR MORE INFORMATION, PLEASE CONTACT:

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**Keyes Commercial**

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# Property Details & Highlights

Property Type	Hospitality, Restaurant, Retail
Property Subtype	Limited Service
APN	0242030040430
Building Size	22,198 SF
Lot Size	6,556 SF
Year Built	1934
Year Last Renovated	2010
Number of Floors	4
Number of Buildings	1

Located in the heart of South Beach's world-renowned Art Deco District, 860 Collins Avenue offers a rare and lucrative investment opportunity. This fully renovated and operational boutique hotel features 16 stylishly appointed units including 1-bedroom, 2-bedroom, studios, and deluxe studio suites. With stabilized hotel income, valuable liquor licensing, and unmatched location.

The 4,800 SF ground floor retail space offers exceptional potential for a restaurant, cocktail lounge, or nightlife concept, and comes with active liquor license. In addition, the property includes a rooftop with build-out potential for jacuzzis, a rooftop bar, and guest gathering spaces, making it ideal for hospitality enhancements and added revenue streams.

With stabilized hotel income, valuable licensing, and unmatched location, 860 Collins Avenue is a rare chance to acquire a high-performing, multi-use asset in one of the world's most vibrant tourism markets.



- Prime Collins Hospitality Property in the heart of the Art Deco District
- Placer.ai foot traffic analytics demonstrate over 13 million impressions annually — highlighting the property's superior location and walkability
- Just steps from Ocean Drive, the beach, and iconic South Beach nightlife
- Walkable to Lincoln Road, top-tier hotels, and the Miami Beach Convention Center
- Minutes from Port of Miami, Downtown, Brickell, Wynwood, and Miami International Airport
- Active hotel and liquor licenses in place
- 16 fully renovated 2-bedroom, 1-bedroom, studio, and deluxe studio hospitality suites
- 4,800 SF ground-floor retail space ideal for a restaurant, bar, or lounge



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# Additional Photos

