

1080 93RD ST  
BAY HARBOR ISLANDS, FL 33154



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# 1080 93rd st.

1080 93rd St. is a prime, value-add opportunity in an exclusive waterfront community, presenting an ideal acquisition for savvy investors. Located in the highly desirable Bay Harbor Islands—home to some of South Florida's most prestigious developments—this exceptional property combines charm with significant upside potential. With approved plans for a sophisticated renovation, the property is primed for expansive layouts tailored to luxury living, serene courtyards, and a refined, modern lobby to attract discerning residents and guests alike.

Lot Size: 22,500 SF

Existing Keys: 24

Occupancy: Vacant

Building Size: 30,017 SF

Proposed Keys: 24

Zoning: RM-2

Built In: 1965

Stories: 4

Status: Approved Plans





# Highlights

- Premier Bay Harbor Islands Location:** Positioned in a coveted, upscale waterfront neighborhood.
- Near Bal Harbour Shops and Miami's Best Beaches:** A short distance from luxury shopping, dining, and beach access.
- Frontage on 93rd St with Waterway Views:** Exceptional visibility and scenic surroundings for an upscale redevelopment.
- Renovation-Ready with Approved Plans:** Building is condemned and has Permitted plans in place for a high-end residential transformation.
- Vacant and Fully Gutted for Reconstruction:** A blank slate, offering immediate potential for modern, customized design.
- Potential for Federal and Local Tax Incentives:** Eligible for various redevelopment credits, enhancing project feasibility.
- Modern Design with Mid-Century Influence:** Opportunity to revitalize the architectural heritage within a fresh, upscale concept.



**POOL**

High end pool designated for owner/tenants



**FINE DINING**

Variety of high end restaurants located within minutes



**MERCANTILE**

The prestigious Bal Harbour Shops is less than 1 mile away



**BEACH+ PARKS**

Beach access and parks are as close as just 1 mile away



MIAMI BEACH

DOWNTOWN MIAMI

DESIGN DISTRICT

THE SURF CLUB  
FOUR SEASONS  
RESIDENCES

INDIAN CREEK ISLAND  
& COUNTRY CLUB

EIGHTY SEVEN  
PARK RESIDENCES



FENDI CHATEAU  
RESIDENCES

ST. REGIS  
BAL HARBOUR

BAY HARBOR ISLANDS

BAL HARBOUR  
SHOPS

BAL HARBOUR  
VILLAGE

ATLANTIC OCEAN

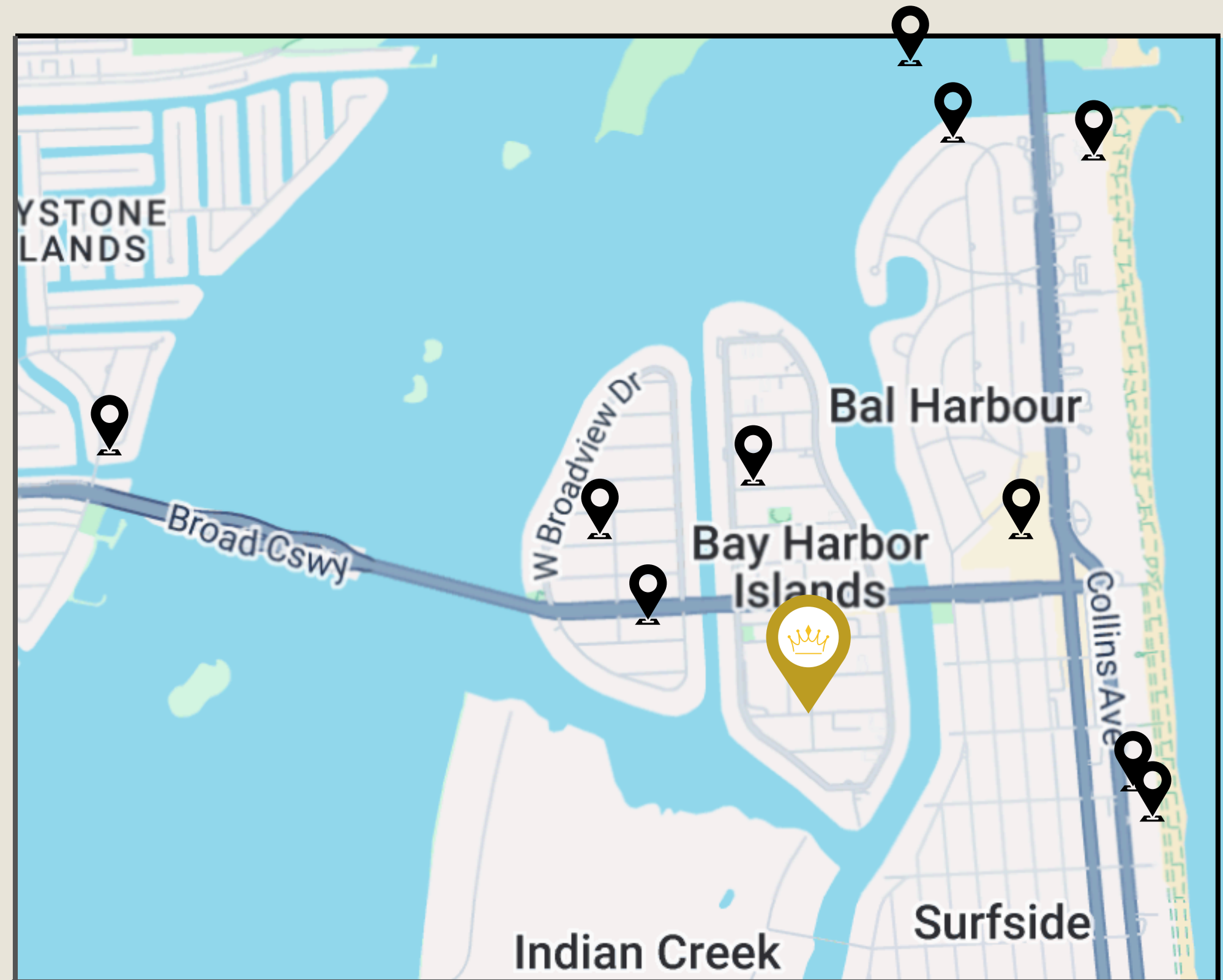
RITZ CARLTON  
BAL HARBOUR





# Demand Generators

1. Kane Concourse
2. Bal Harbour Shops
3. Solana Bay Development
4. St. Regis Hotel & Residences
5. Four Seasons Hotel
6. The Ritz Carlton
7. Bay Harbour Islands Tot Lot
8. Officers Scott Winter Park
9. Bal Harbour Marina
10. Haulover Park



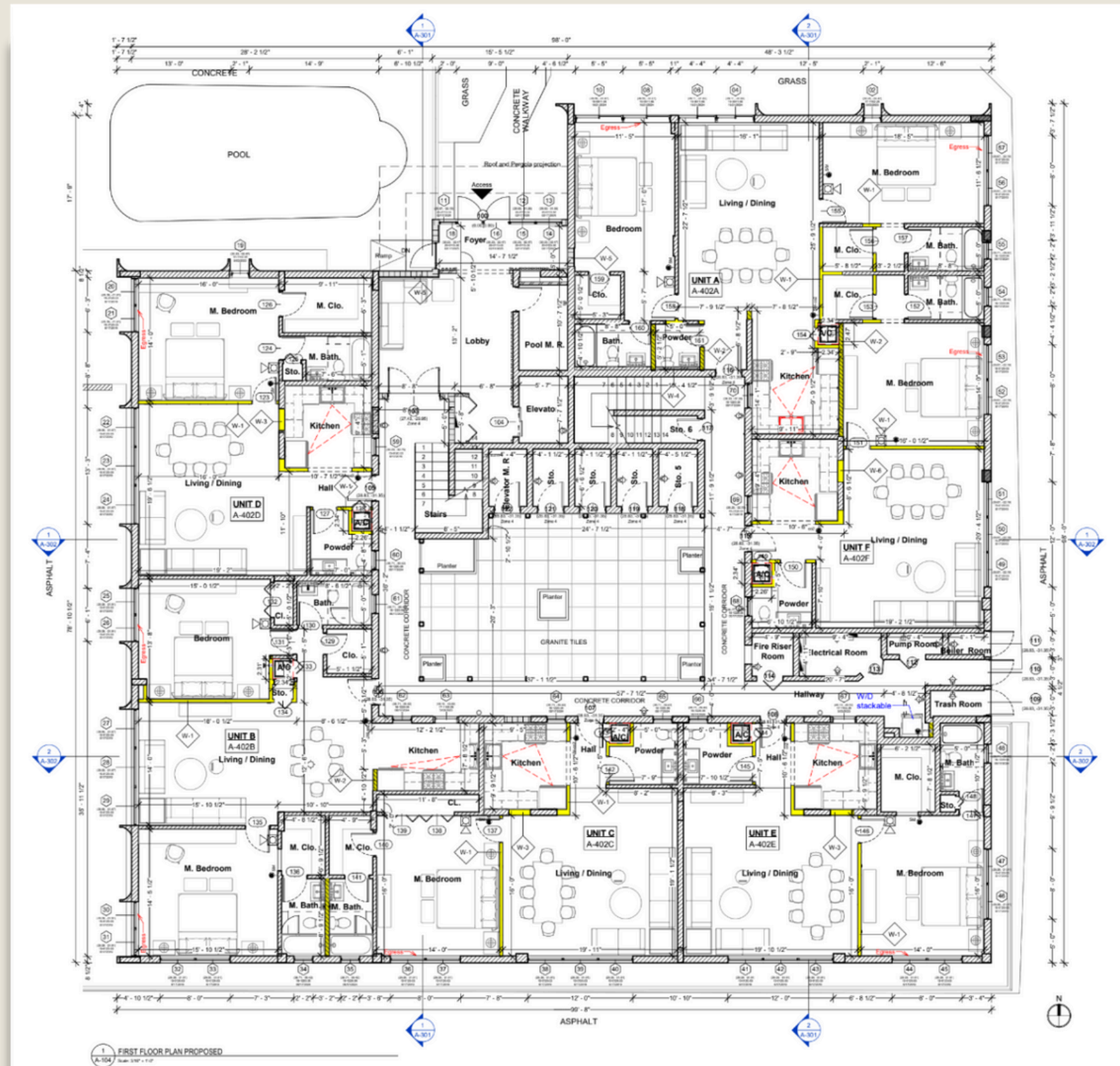




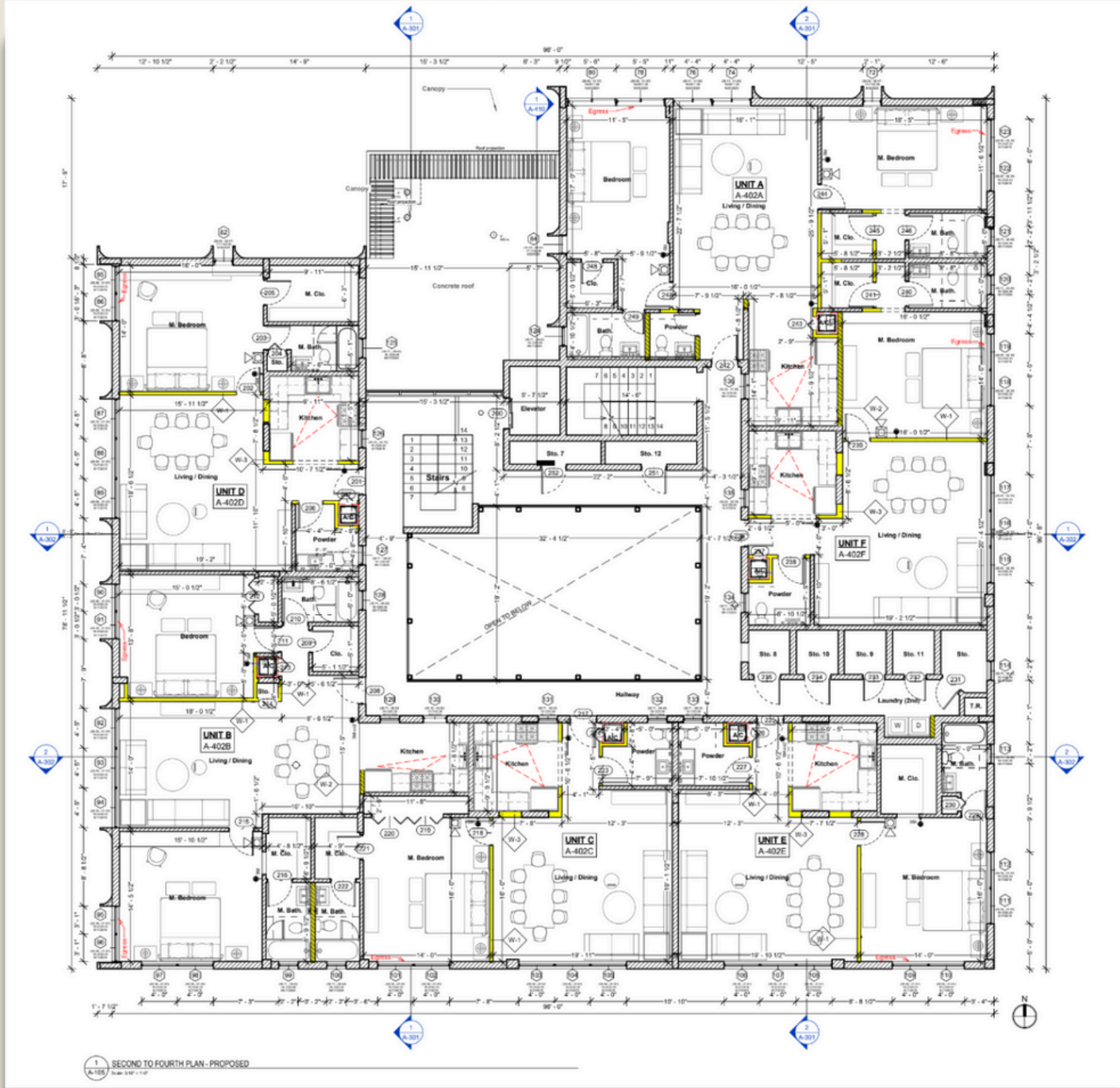
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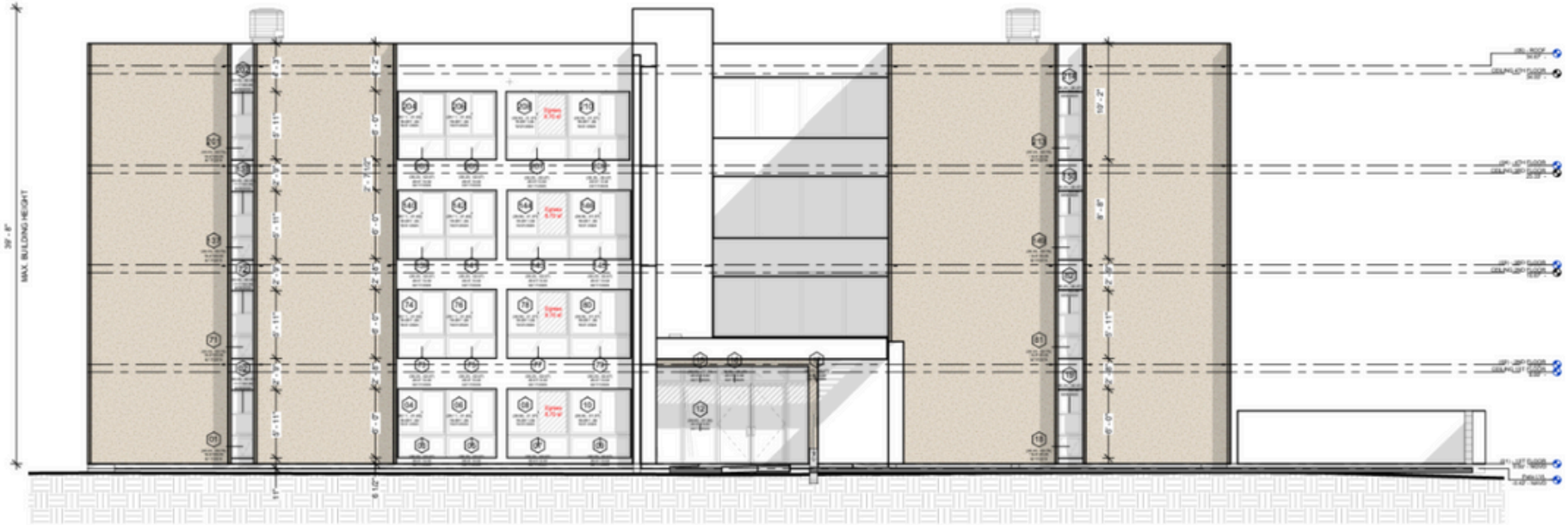
# Floor Plan - 1st Floor



# Floor Plan - 2nd to 4th Floor



# Elevations - North & West

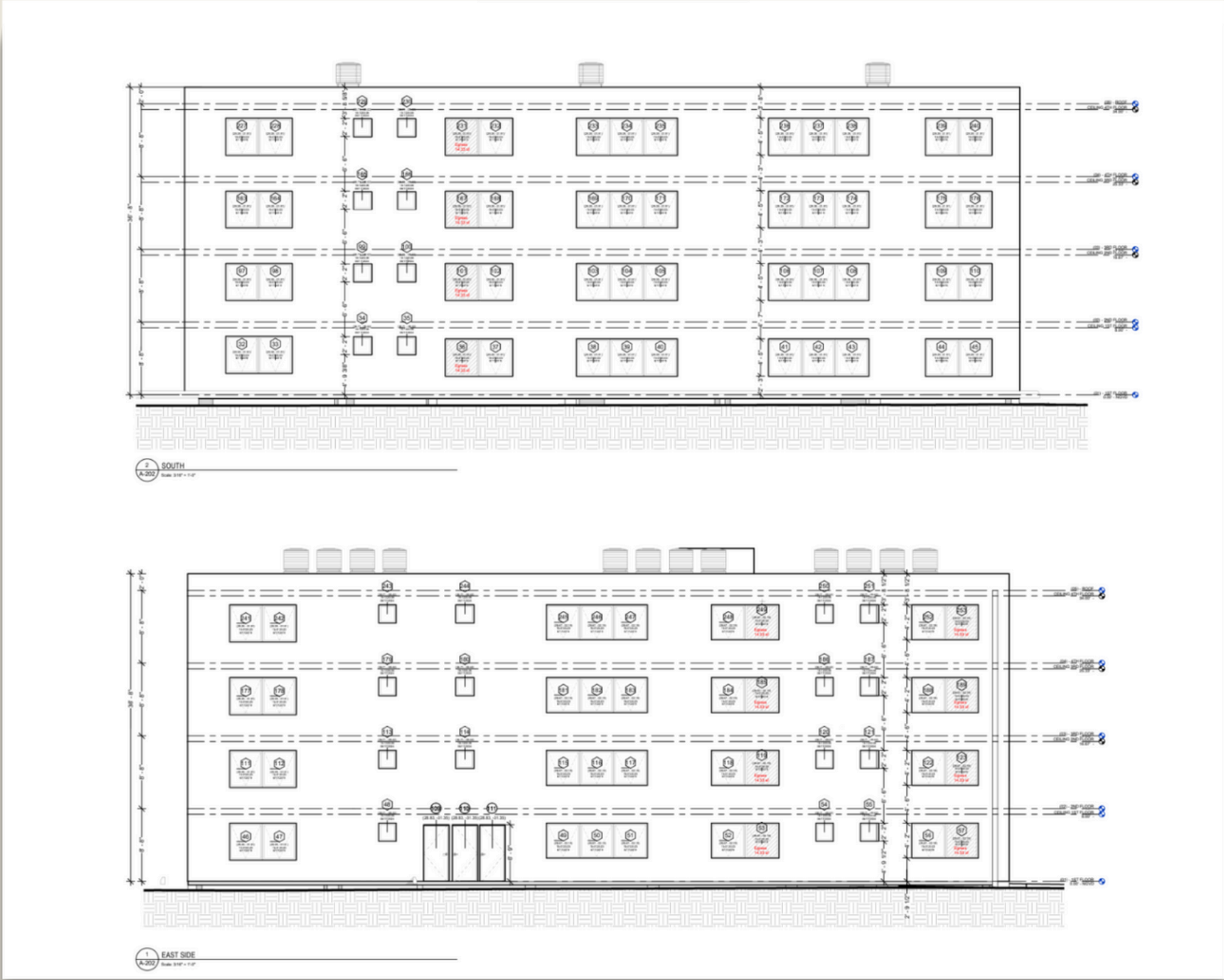


1 NORTH FRONT  
K-201



2 WEST SIDE  
K-201

# Elevations – South & East



# Comparable Sales



DATE	ADDRESS	BUILDING SF	LOT SF	SALE PRICE	PSF/ BUILDNG	PSF/ LOT	# OF KEYS	ZONING AND USE
11/29/22	1175 98th st.	19,504	22,366	\$7,566,000	\$388	\$338	20	RM-2
01/14/22	1043-29 94th st.	21,429	32,985	\$8,240,000	\$385	\$249	26	RM-2
08/30/23	9356 Bay Harbor	17,458	11,250	\$12,650,000	\$724	\$1,124	105	RM-2
05/17/22	8401 E Bay Hbr RD	22,463	30,450	\$7,615,000	\$339	\$250	24	RM-2
08/18/23	1050 98th St. & 9800 E Bay Hbr Rd.	21,887	37,950	\$12,650,000	\$577	\$333	22	RM-2
08/07/24	8401 BYRON AVE	14,944	23,040	\$6,647,500	\$445	\$288	24 RI	RM-1
	<b>1080 93rd St.</b>		<b>22,500</b>	Upon Request			<b>24</b>	

# New Construction Units Sold in Bay Harbor



DATE	ADDRESS	UNIT #	UNIT SF	SALE PRICE	\$/ PER SF	BEDS/ BATHS	ZONING AND USE
09/02/24	1055 93rd st. Bay Hbr (sold)	#2b	1,416	1,699,000	\$1,199	2/3	RM-2
06/20/24	1055 93rd st. Bay Hbr (sold)	#4A	2,100	2,300,000	\$1,095	2/3	RM-2
05/24/24	1055 93rd st. Bay Hbr (sold)	#2A	2,100	\$2,275,000	\$1,083	2/3	RM-2
09/12/24	1055 93rd st. Bay Hbr (sold)	#4b	2,100	\$2,350,000	\$1,199	2/3	RM-2
N/A	1055 93rd st. Bay Hbr (for sale)	#3A	2,000	\$2,350,000	\$1,175	2/3	RM-2
N/A	1055 93rd st. Bay Hbr (for sale)	#5A	1,500	\$1,699,000	\$1,132	2/3	RM-2
N/A	1055 93rd st. Bay Hbr (for sale)	#PH7	2,300	\$3,600,000	\$1,565	4/4	RM-2

# Developments Coming to Bay Harbor

## La Baia South

9201 East Bay Harbor Drive



## La Baia North

9481 East Bay Harbor Drive



## Alana at Bay Harbor

9901 West Bay Harbor Drive



## The Well

1160 Kane Concourse



## Origin Residences by Artefacto

9760 West Bay Harbor Drive



## Bay Harbor Towers

10141 East Bay Harbor Drive





# Contact

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LIC # SL

