



**APPROVED 7-UNIT BOUTIQUE PROJECT**

**775 81<sup>ST</sup> STREET**  
**MIAMI BEACH, FL 33141**

**FOR SALE**

**THE ALPHA**  
**COMMERCIAL**



# THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79<sup>th</sup> Street, Miami, FL 33138

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

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Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



## THE LISTING TEAM

**JAMIE ROSE MANISCALCO**  
President & Managing Broker

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**THE ALPHA COMMERCIAL ADVISORS® IS PROUD TO PRESENT A SITE PLAN APPROVED INFILL DEVELOPMENT OPPORTUNITY WITH STREAMLINED PATH TO PERMIT & INTERIM INCOME IN DESIRABLE NORTH BEACH ENCLAVE....**

With Design Review Board (DRB) approval already secured and the project advancing toward construction permitting, this thoughtfully scaled residential project significantly reduces pre-development risk and provides a clear, efficient path toward ground-breaking. The approved plans contemplate a modern boutique building with rooftop amenities, private outdoor space, and a residential profile well-suited to the surrounding low-rise neighborhood fabric.

Positioned amidst Miami Beach's enduring demand for newer housing options and limited competing product for approved projects, the opportunity presents a compelling timing advantage with existing cash-flow that allows development on a deliberate & flexible market-driven schedule while more than covering carry costs.





## OFFERING SUMMARY

### 775 81<sup>ST</sup> STREET

MIAMI BEACH, FL 33141

Neighborhood:	North Beach (North Beach)
Asset Type:	SFR / Approved Project
Existing Bldg Area:	1,607 SF
Lot Area:	5,625 SF (0.13 acres)
Zoning:	RM-1
Approved Density:	7 units
Approved Height:	4 stories
Approved Site Plan:	Yes
Building Certification:	Yes
Seller-Financing Available:	Yes
Asking Price:	\$1,250,000

## INVESTMENT HIGHLIGHTS

- **Site Plan Approved w/ Clear Path to Permitting:** Difficult-to-secure Design Review Board (DRB) approval already in place with plans advancing toward construction permitting, materially reducing pre-development risk.
- **High-Demand Boutique Product:** Opportunity to supply the market with a thoughtfully scaled 7-unit residential project addressing sustained demand for new, modern alternatives to a district defined by historic housing stock.
- **Cash-Flowing & Renovated Covered Component:** The property includes a recently renovated 3 Bed / 2 Bath single family home with new roof, impact windows and flexible in-place tenancy, generating positive cash-flow that supports development timeline optionality.
- **Established Miami Beach Sub-Market:** Positioned within North Beach's Biscayne Point sub-division, capitalize on stable demand for walkable beach-access property in a proven market capable of supporting both rental & sale product.

[Click to View Due Diligence Folder & Plans](#)



## APPROVED PLANS



Introducing Marina 81, a 7-unit boutique modern infill development with Design Review Board (DRB) approval in place and advancing toward construction permitting. Fully entitled at the design level, the project features a thoughtfully curated mix of one- and two-bedroom residences, contemporary architecture, private balconies, ground-floor parking and a rooftop pool and lounge amenity, delivering a tailored solution to the evolving lifestyle needs of the surrounding North Beach area.

### PROJECT METRICS

Project Type:	Condo / Multi-family
Total Lot Area:	5,625 SF (0.13 acres)
Project Density:	7 units
Project Height:	4 stories
Project Building Area:	6,707 BSF
Provided Parking:	5 spaces

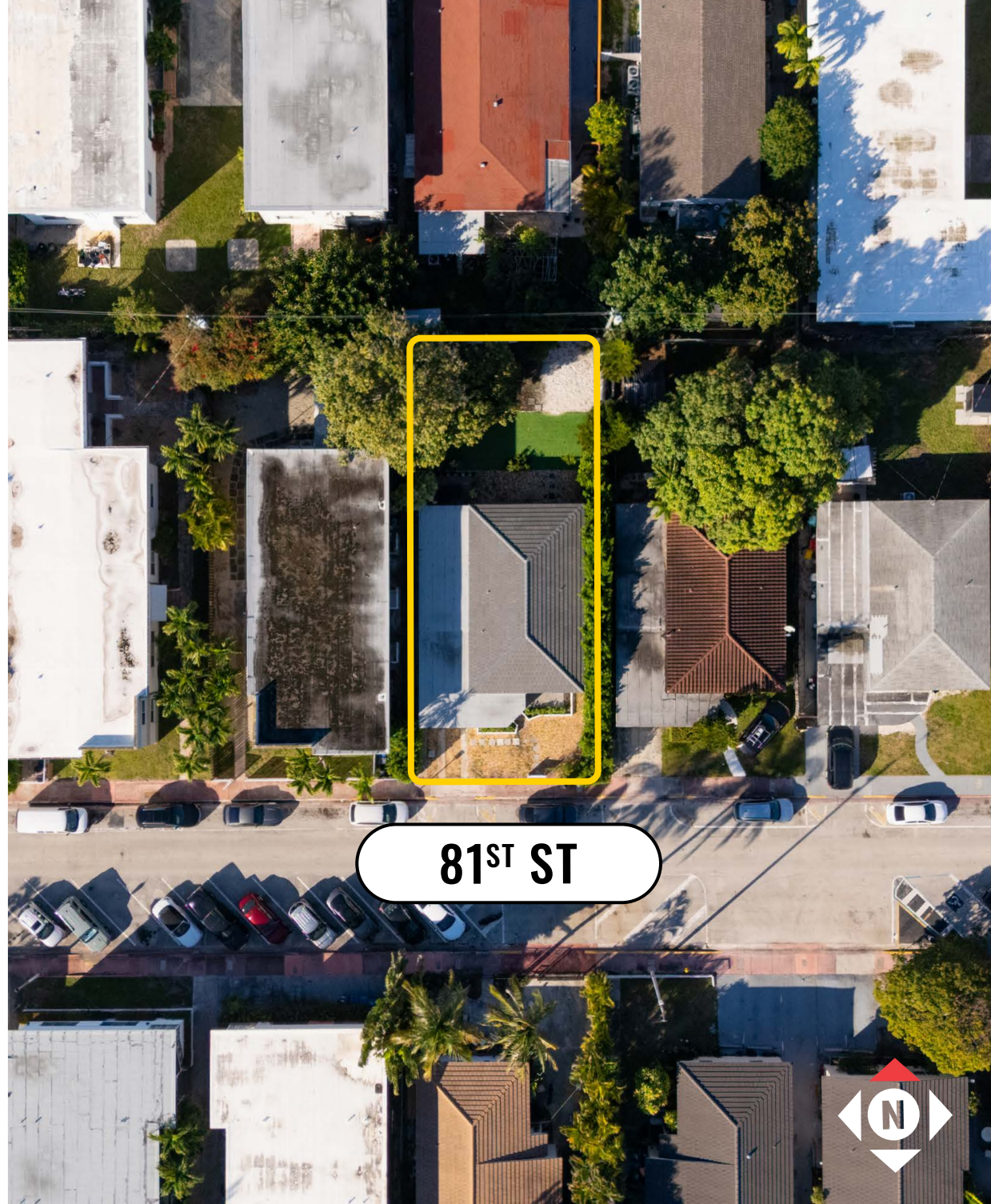
[Click to View Due Diligence Folder & Plans](#)

### UNIT MIX

TYPE	#	SQ. FT.
1 Bed / 1 Bath	4	596-637 SF
2 Bed / 1 Bath	3	976 SF
Total:	7	
Average Unit Size:		771 SF

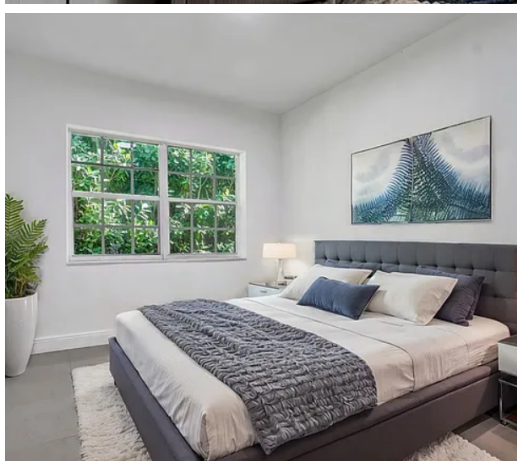
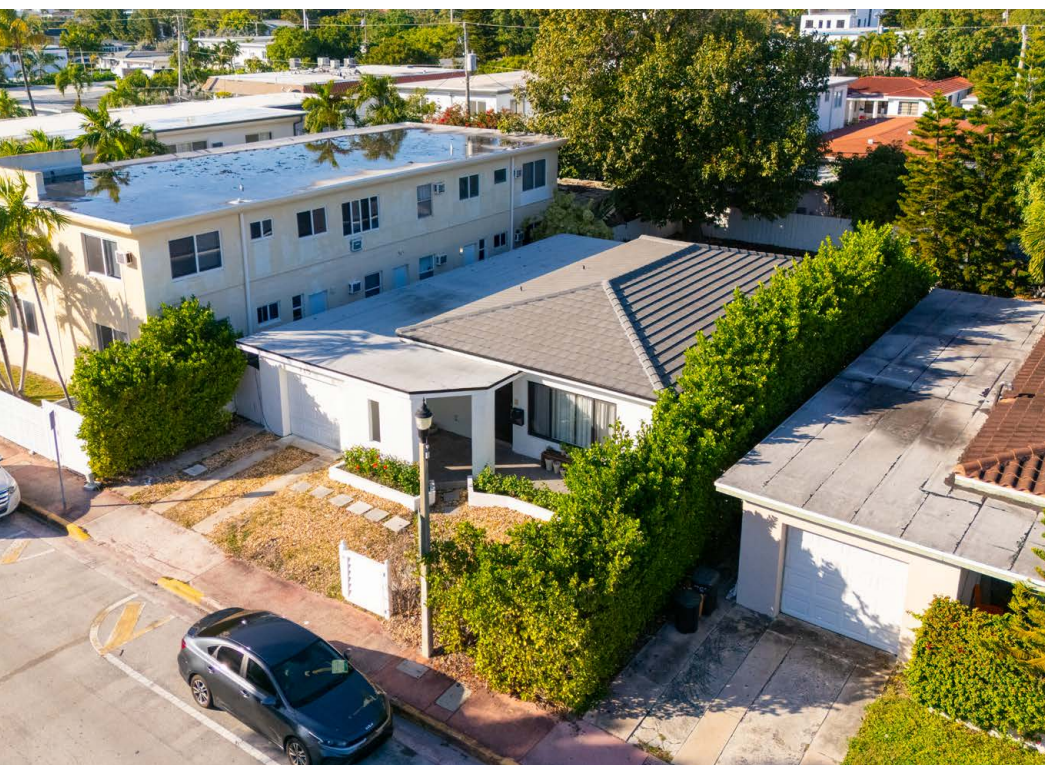


# BIRD'S EYE VIEW





# PROPERTY PHOTOS







0.6 MILES   
BEACH ACCESS

 NORTH BEACH OCEANSIDE PARK



COLLINS AVE >> 45,500 AADT

NORTH BEACH

 TATUM PARK

 YESHIVA ELEMENTARY

<< CRESPI BLVD >>

BISCAYNE POINT

SUBJECT SITE



<< 87<sup>TH</sup> ST >>



# SOUTH VIEW

6.8 MILES  
SOUTH BEACH



LA GORCE

NORMANDY ISLE

« A1A » COLLINS AVE » 45,500 AADT

NORTH BEACH

BISCAYNE BEACH ELEMENTARY SCHOOL

LEHRMAN COMMUNITY DAY SCHOOL

« CRESPI BLVD »

« 81<sup>ST</sup> ST »

SUBJECT SITE





# NORTH VIEW



INDIAN CREEK  
COUNTRY CLUB

BAY HARBOR ISLANDS

Bal  
Harbour  
Shops

5.8 MILES  
SUNNY ISLES BEACH

The  
SURF  
CLUB

FOUR SEASONS  
PRIVATE RESIDENCES

SURFSIDE

BISCAYNE POINT

SUBJECT SITE



« 81ST ST »



**SOUTHEAST VIEW**

**12.6 MILES  
DOWNTOWN MIAMI**

**NORMANDY SHORES  
GOLF CLUB**  
MIAMI BEACH

**NORTH BAY VILLAGE**

**NORMANDY ISLE**

**BISCAYNE POINT**

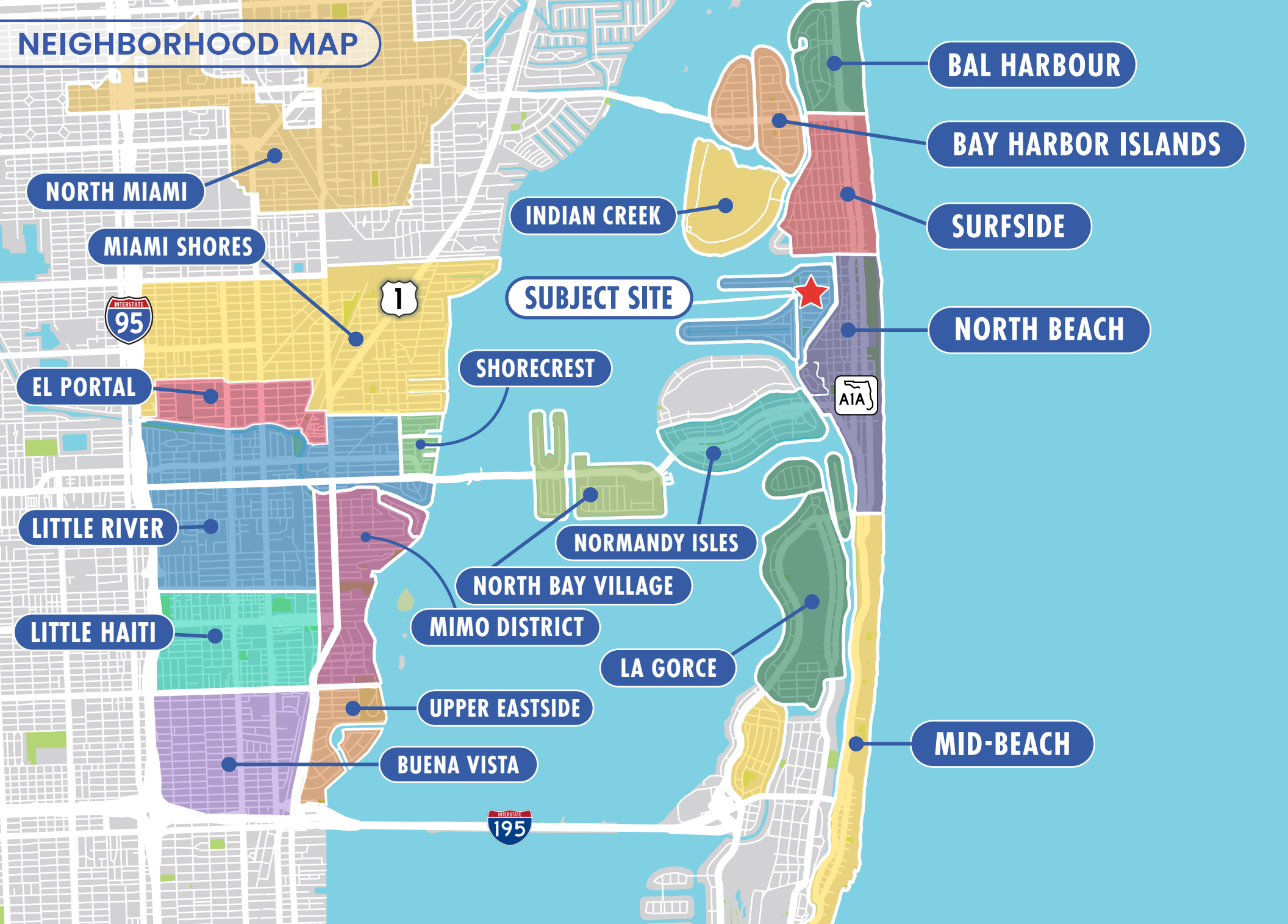
**81<sup>ST</sup> ST**

**SUBJECT SITE**





# NEIGHBORHOOD MAP







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LEARN MORE



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