



819 5TH STREET MIAMI BEACH, FL

Offering Memorandum

Miami Beach Mixed-Use

LESLIE COOPER
COMPASS Commercial
M: 786.486.8003
leslie.cooper@compass.com

CHARLES MORGANSTERN
Vanguard Properties International
M: 305-725-4082
charlesmorganstern@gmail.com



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I. Investment Highlights

II. Property Overview

III. Location Overview

8 1 9 5 T H S T R E E T

Offering Summary

Compass Commercial Florida and Vanguard International Properties are delighted to present an exceptional investment opportunity: the 'Tap Tap Building,' strategically positioned on Fifth Street, the gateway to South Beach . Available properties on Fifth Street are a rarity, making this an unparalleled opportunity for discerning investors. This asset boasts favorable CPS-2 zoning for a diverse range of uses, allowing for seamless repositioning as retail, office, residential, or hospitality uses.

Situated just six blocks from the beach and four blocks from the causeway leading to Miami, the Port, Downtown, and Brickell, this property boasts prime visibility and accessibility. Additionally, it is immediately adjacent to the luxury enclave known as 'South of Fifth' with such iconic neighbors as Joe's Stone Crab, Prime 112, 'The Fifth', the newly built Sumaida+Khurana class A office building and Major Food Group's Carbone. Complementing the urban lifestyle are the South Pointe Marina and the expansive South Pointe Park with views of Fisher Island and the beach, offering a blend of natural beauty, recreational opportunities, and stunning waterfront views.

South Beach stands as Miami's iconic neighborhood, celebrated for its dynamic lifestyle, stunning beaches, and historic Art Deco architecture. Nestled between Biscayne Bay to the west and the Atlantic Ocean to the east, it stretches from South Pointe Park in the south to 23rd Street in the north. This world-renowned destination draws both tourists and locals with its vibrant blend of beachfront hotels, upscale dining, high-end shopping, and cultural landmarks, including the Miami Beach Convention Center and the Bass Museum of Art. South Beach not only embodies the essence of Miami but also continues to be a premier location for leisure, culture, and investment opportunities.

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M I A M I B E A C H , F L



Property Details



ADDRESS

819 5th Street Miami Beach, FL 33139

COUNTY

Miami-Dade

APN

02-42-03-009-4980

YEAR BUILT

1921

GROSS BUILDING SQFT

7,064

LAND AREA (ACRES)

0.0826

Summary

ADDRESS	819 5th Street Miami Beach
PRICE	\$4,900,000.00
TAXES	\$42,351.80
LAND AREA (SQFT)	3,600
BUILDING SQFT	7,064
YEAR BUILT	1921
ZONING	CPS-2
PERMITTED USES	RETAIL FOOD AND BEVERAGE HOSPITALITY CONDO-HOTEL RESIDENTIAL OFFICE HEALTH AND WELLNESS EDUCATION

819 5TH STREET

Property Overview

MIAMI BEACH, FL

819 5th Street



ADDITIONAL ATTRIBUTES + DETAILS

ENTRANCE

3
Patio Ground Floor
1st Floor Patio
2nd Floor Private Patio

APN

02-42-03-009-4980

GROSS BUILDING SQFT

7,064

YEAR BUILT

1921

FLOORS

2

LAND AREA (SQFT)

3,600

BATHROOMS

4

ELECTRIC

3 phase

HVAC

2 Ground Floor
2 Second Floor

PARKING

Street or Valet

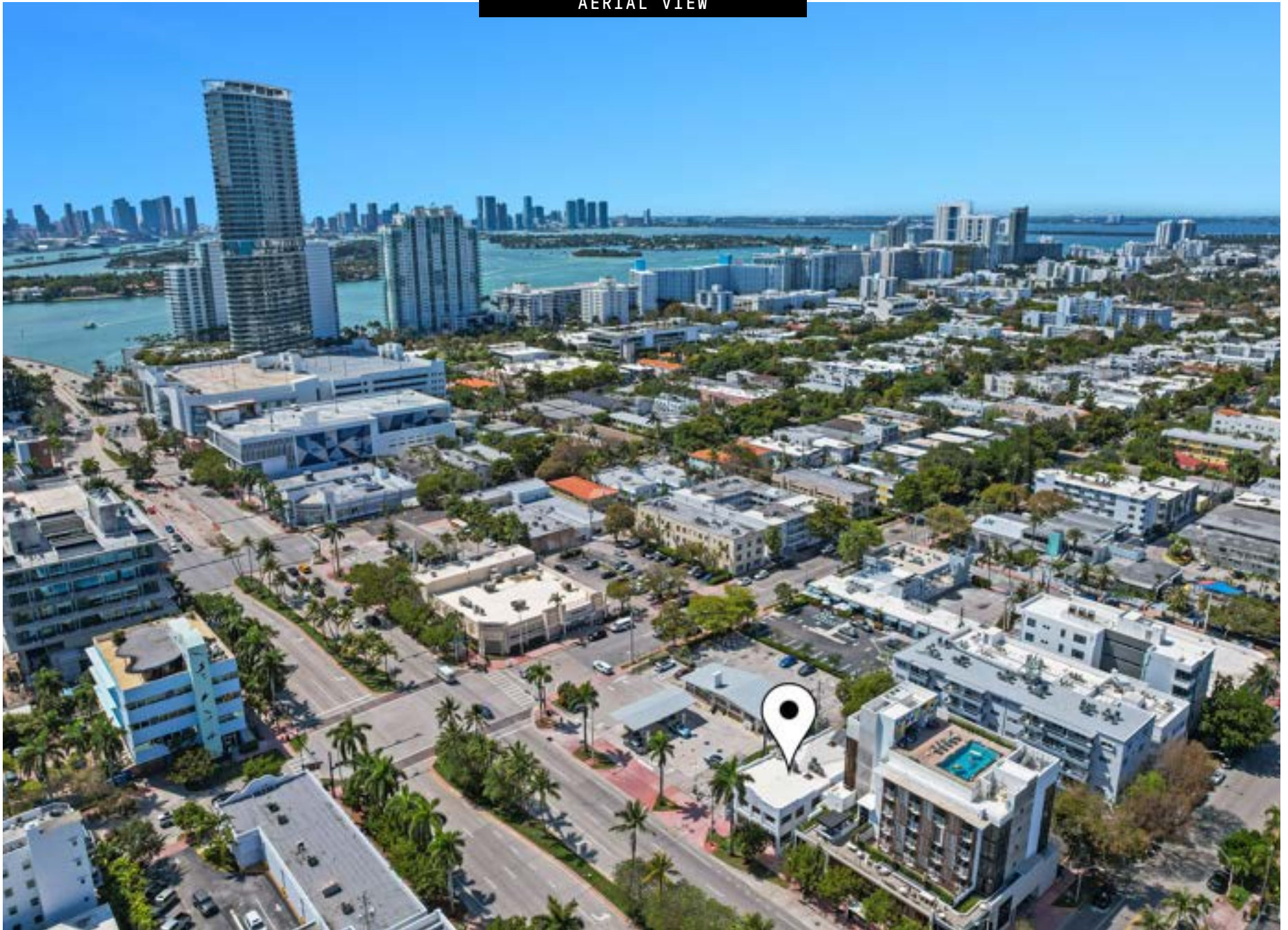
ROOF

TPO

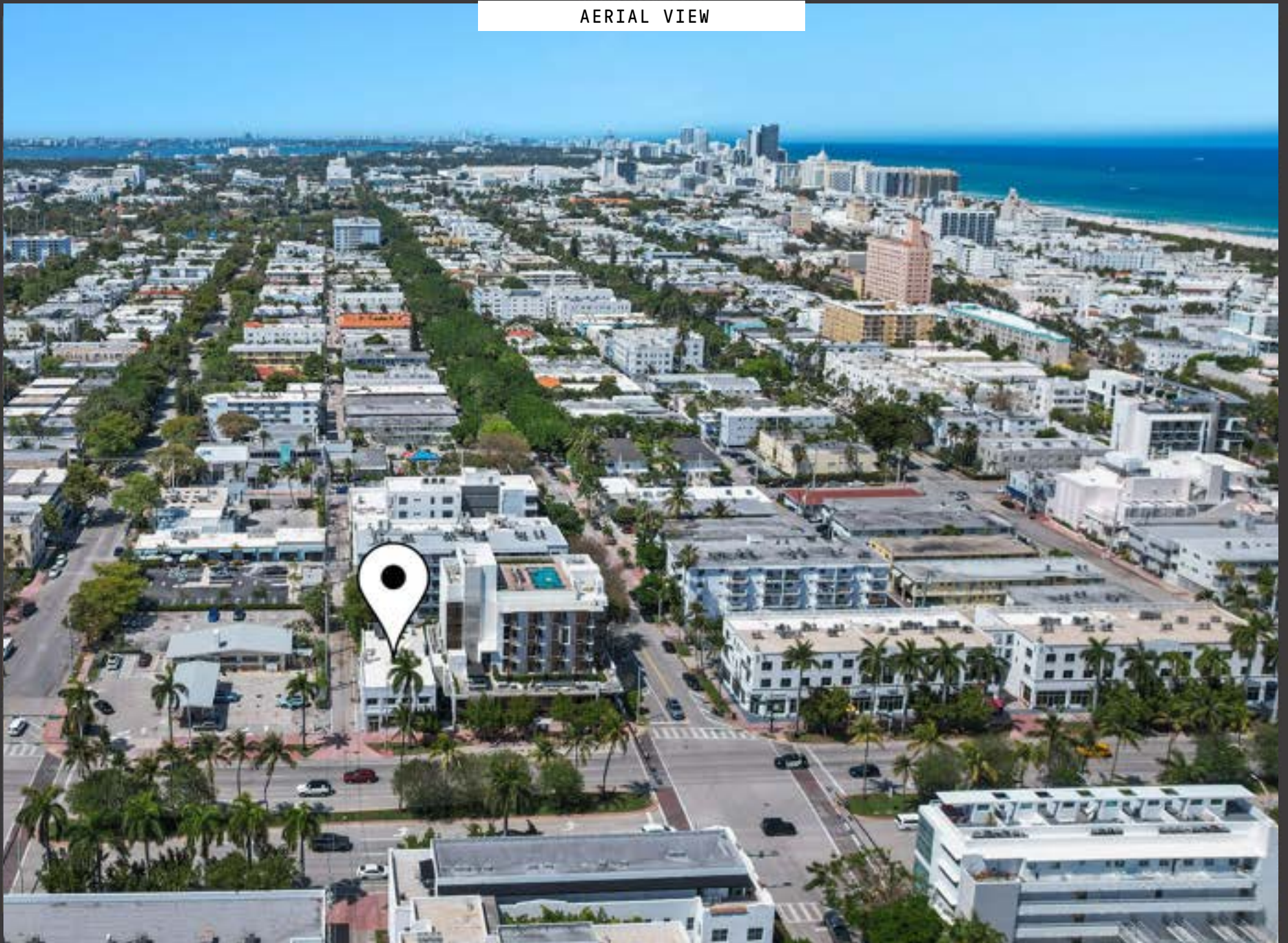
EXTRAS

Commercial Kitchen Space
Walk-In Cooler

AERIAL VIEW



AERIAL VIEW



EXTERIOR



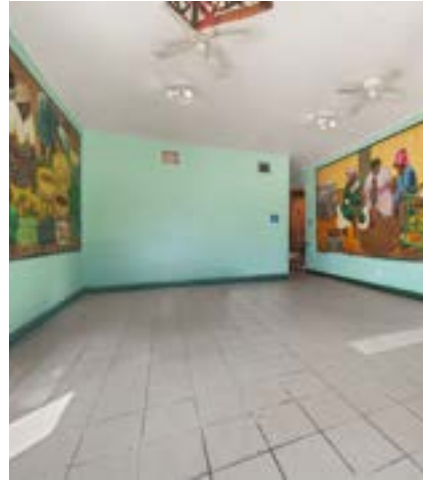
RENDERINGS



GROUND FLOOR PHOTOS



GROUND FLOOR PHOTOS



SECOND FLOOR PHOTOS



819 5TH STREET

Floor Plans

MIAMI BEACH, FL

Architectural floor plan of a 1000 sq. ft. duplex house. The plan shows two symmetrical units separated by a central hallway. Each unit includes a living area, dining area, kitchen, two bedrooms, a bathroom, and a staircase. The overall dimensions are 47'0" by 100'0". The plan is labeled "1000 sq. ft." and "Duplex".

819 5TH STREET

Location Overview

MIAMI BEACH, FL



Area Ma

WYNWOOD

BISCAYNE BEACH

BISCAYNE BAY

EDGEWATER

3

MARGARET PACE PARK

1

16

2

DOWNTOWN MIAMI

4

BRICKELL

STREETNAME

5

BAYFRONT PARK

6

PORT OF MIAMI

DODGE ISLAND

MACARTHUR CAUSEWAY

WATSON ISLAND

VENETIAN ISLANDS

ANDROS ISLAND

PALM ISLAND

STAR ISLAND

SWIFT ISLANDS

11

8

BAYSHORE

MUNICIPAL GOLF COURSE

9

10

COLLINS AVE

MIA
BEA

LINCOLN RD

13

SOUTH BEACH

15

5TH ST

12

SoFi

819 5th St

14

FISHER ISLAND

GOVERNMENT CUT

VIRGINIA

Map Details

1. PEREZ ART MUSEUM

2. FTX ARENA

3. MIAMI INTERNATIONAL AIRPORT

4. BRICKELL CITY CENTRE

5. BRICKELL KEY

6. CRUISE SHIP TERMINAL

7. MT SINAI MEDICAL CENTER

8. BAYSHORE GOLF COURSE

9. THE BASS MUSEUM

10. MIAMI BEACH CONVENTION CENTER

11. SUNSET HARBOUR

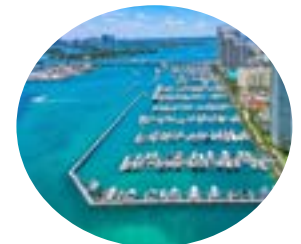
12. MIAMI BEACH MARINA

13. FLAMINGO PARK

14. SOUTH POINTE PARK PIER

15. FUTURE MONORAIL STATION

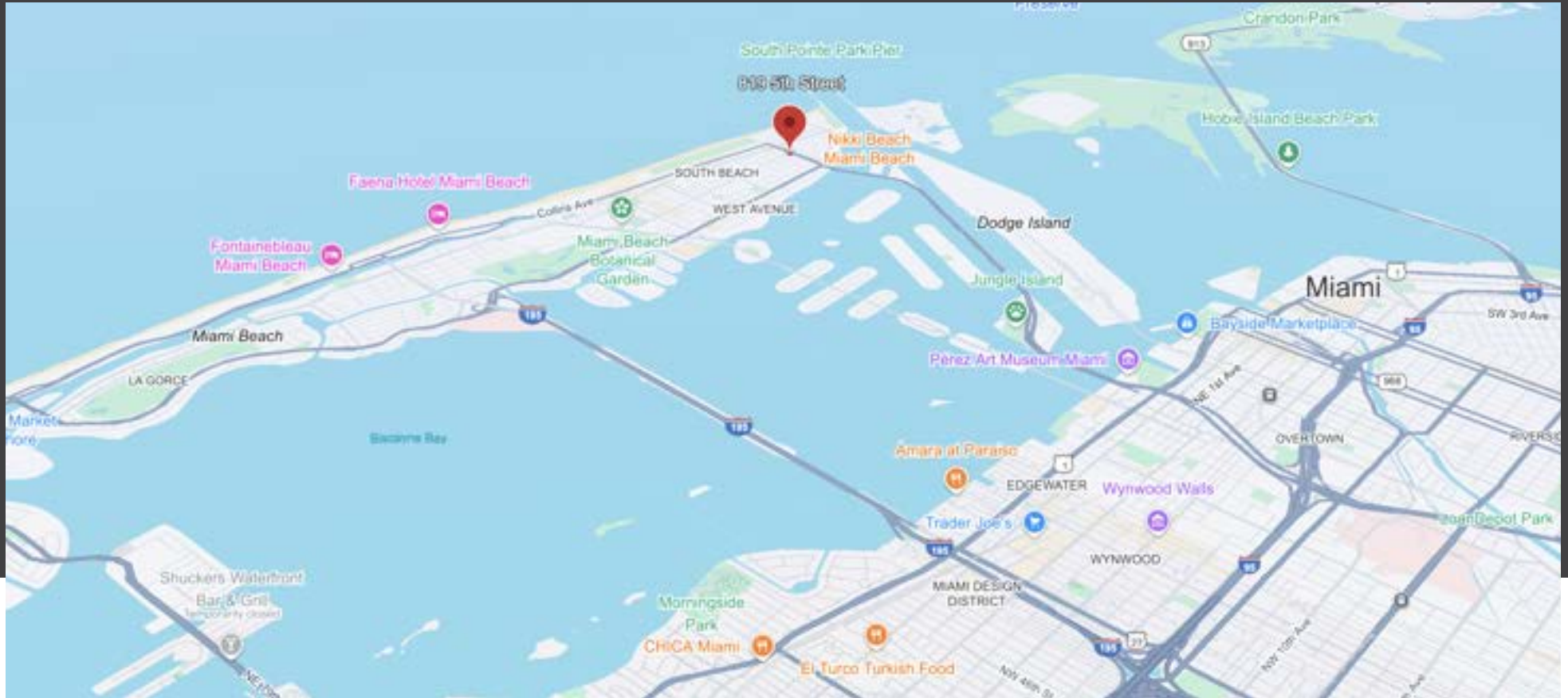
16. MIAMI CENTRAL STATION



Local Map



Area Overview



NEIGHBORHOOD

Miami Beach is a dynamic coastal city known for its energy filled lifestyle and stunning oceanfront properties. The area boasts a vibrant real estate market, with significant appreciation in property values driven by both domestic and international demand. Investors benefit from a year-round influx of tourists, enhancing the rental market, local business success, and stellar hotel occupancy rates. In 2023, the Greater Miami and Miami Beach area attracted 27.2 million visitors.

Metro Highlights

LOCATION

Miami Beach, a vibrant coastal city on a 9 mile long barrier island in southeastern Florida, is bordered by the Atlantic Ocean to the east and Biscayne Bay & the city of Miami to the west. It is easily accessible from mainland Miami via several bridges, and allows a commute to Brickell, downtown & the Miami International Airport all within 30 minutes.

REAL ESTATE MARKET

Miami Beach offers a unique blend of cultural attractions, sports, upscale dining, and entertainment, making it a desirable location for residents and visitors alike. With its robust economic drivers and continued growth, Miami Beach continues to offer a compelling investment opportunity.

ECONOMIC DRIVERS

The local economy is supported by tourism, hospitality, sporting events, entertainment and global investors. Miami Beach hosts numerous events and festivals throughout the year, further enhancing its appeal as a cultural hub. Some of the international events annually include Art Basel & Miami Art Week, the South Beach Food and Wine Festival, and the Miami International Boat Show.

TOURISM AND CULTURE

As a renowned tourist destination, Miami Beach is globally known for its beautiful beaches, lively nightlife, and cultural events. Key attractions include world famous Ocean Drive, historic Lincoln Road Mall, South Pointe Park, and the surrounding walkable areas which are bustling with restaurants, shops, and entertainment options. The Miami Beach Convention Center, with its recently upgraded features, modernized spaces, expanded facilities and state-of-the-art technology, now spans over 1.4 million square feet, including 500,000 square feet of exhibition space. Alongside the Convention Center upgrades, the Grand Hyatt is under construction immediately adjacent. This hotel adds valuable accommodations in close proximity to the convention facilities.



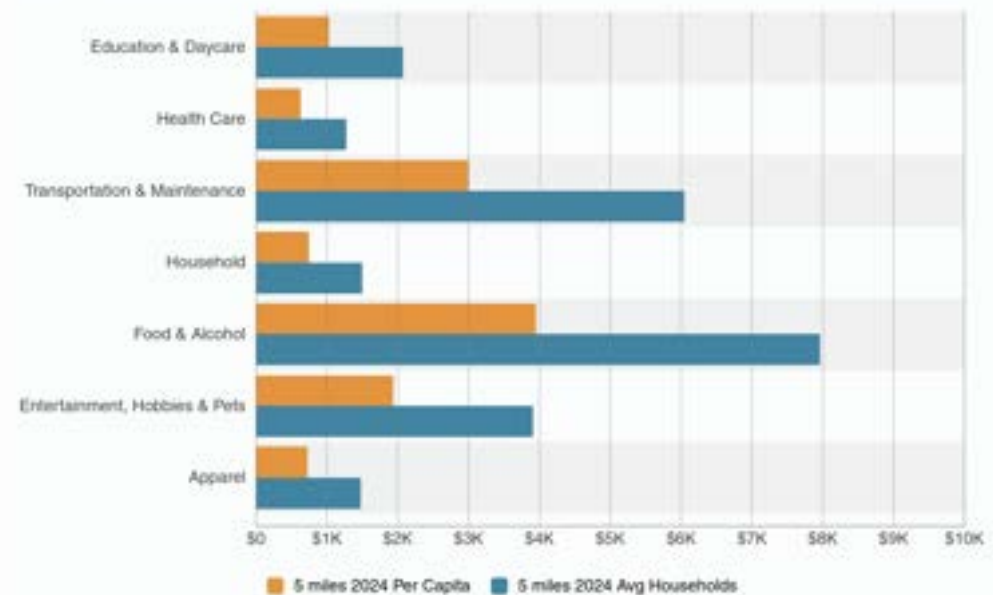
Beach Area Overview

Miami Beach is home to a diverse population, with a rich mix of cultures, ethnicities, and languages. This diversity contributes to a vibrant community and attracts a wide range of residents and tourists. Miami Beach has a higher median household income compared to many other regions, reflecting the presence of affluent residents and a robust luxury market. This economic profile is attractive for investors looking to target high-end properties. The area has a varied age demographic, with a significant proportion of young professionals, families, and retirees. This mix creates demand for different types of housing and amenities, catering to various lifestyle needs.



Per Capita & Avg Household Spending

Currency: USD (\$)





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CHARLES MORGANSTERN
Global Real Estate Advisor
Vanguard Properties International
M: 305-725-4082
charlesmorganstern@gmail.com

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Global Real Estate Advisor
COMPASS Commercial
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