

MIXED USE BUILDING FOR SALE



826 COLLINS AVENUE
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL SALES

PROPERTY OVERVIEW

ADDRESS 826 Collins Avenue,
Miami Beach, Florida 33139

BUILDING SIZE +/- 10,000 SF Total
+/- 3,300 SF Residential
+/- 6,700 SF Commercial

LOT SIZE +/- 7,000 SF

INTERSECTION Between 8th and 9th Street on
West Side of Collins Avenue

FOLIO 02-4203-004-0470

FRONTAGE +/- 50 FT on Collins Avenue

ZONING MXE Mixed Use Entertainment



Discover a unique investment opportunity with this 10,000 SF + mixed-use commercial property located on the iconic Collins Avenue, just one block from Ocean Drive and the pristine Miami Beach shores.

Situated in the sought-after MXE Zoned entertainment district, this three-story property offers a blend of luxury and versatility. The top floor features an exclusive three-bedroom penthouse, currently leased to national short-term rental operator. This luxury penthouse is complete with a private rooftop deck, pool and a two-car garage. On the ground floor, you'll find a prime 4,300 SF flagship retail space, formerly home to Levi Jeans, ready to accommodate the next high-profile tenant. The second floor boasts two 1,162 SF office/apartment spaces, perfect for businesses seeking a prestigious South Beach address with excellent visibility.

This property represents a rare value-add opportunity in the heart of a vibrant commercial corridor, making it an ideal investment for those looking to capitalize on Miami Beach's dynamic market.

STREET VIEW



HIGHLIGHTS

FLEXIBLE ZONING

MXE - Mixed Use Entertainment zoning allows for a variety of uses, including hotel, retail, apartment, and office.

EXCLUSIVE PARKING

Includes a rare two-car garage at the back of the property, a valuable asset in this high-demand area.

FLEXIBLE SECOND FLOOR

Two 1,162 SF office/apartment spaces are available, ideal for businesses such as offices, salons, or studios looking for a prestigious South Beach address with signage and presence.

IDEAL FOR OWNER-USERS

Perfect for a retail or office owner-user looking to offset expenses with cash flow from the luxury apartment lease.

PRIME VISIBILITY AND SIGNAGE

Excellent visibility and signage opportunities on Collins Avenue, just one block west of Ocean Drive and the beach.

LUXURY PENTHOUSE APARTMENT

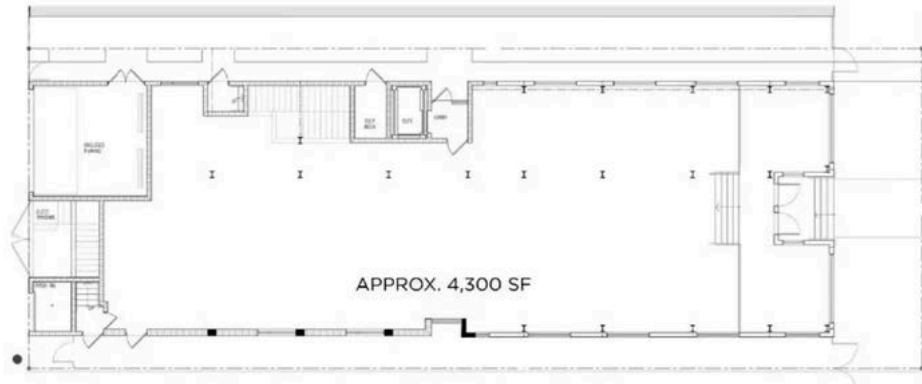
3,300 SF three-bedroom penthouse with a rooftop deck and swimming pool, currently leased to a national short-term rental operator for stable income.

HIGH VISIBILITY AND FOOT TRAFFIC

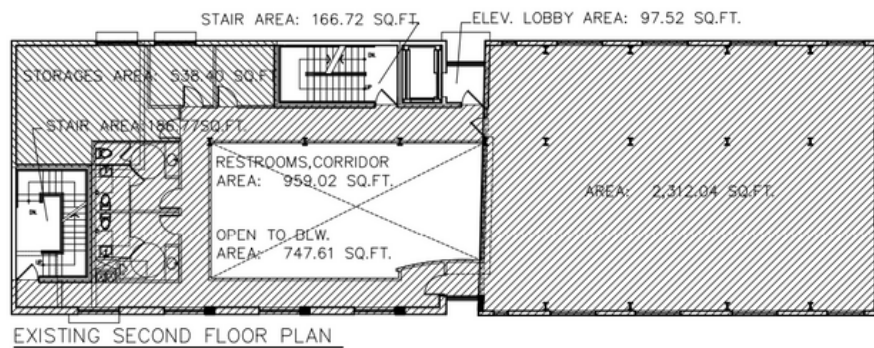
Located in a bustling area known for its vibrant nightlife, shopping, and tourism, ensuring strong exposure for both retail and office tenants.



FLOOR PLANS

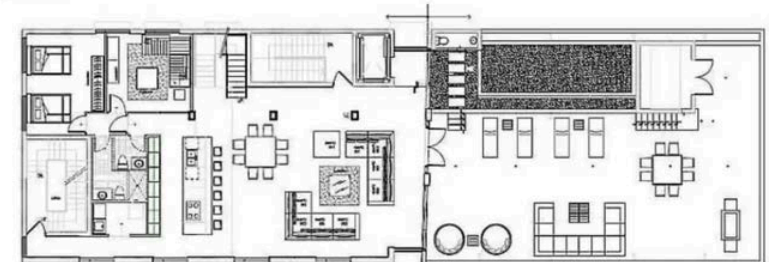
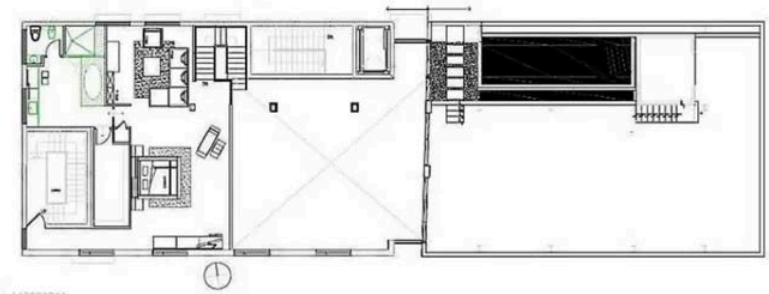


GROUND FLOOR RETAIL



SECOND FLOOR OFFICE/APARTMENT

THIRD FLOOR PENTHOUSE LAYOUT



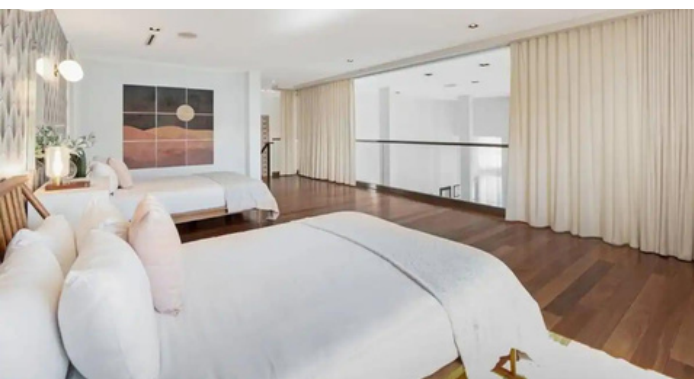
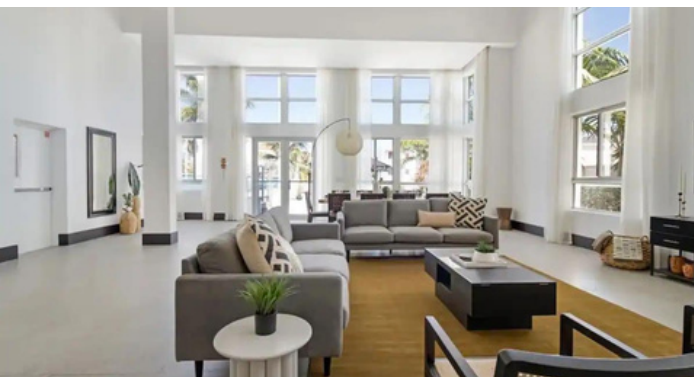
RETAILER MAP

MIAMI BEACH





RESIDENTIAL LOFT





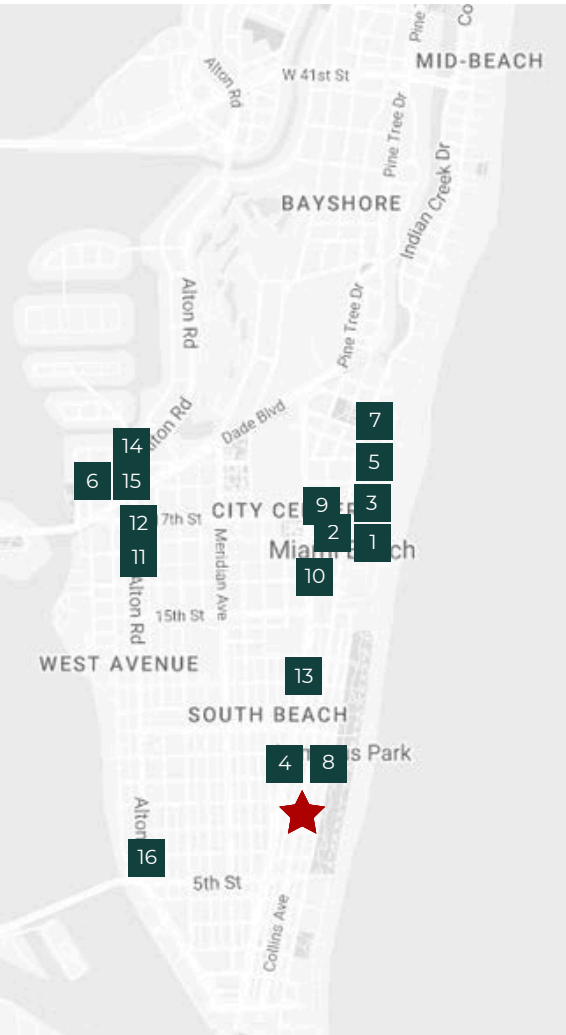


COLLINS AVENUE

Collins Avenue is one of the main thoroughfares in Miami Beach, Florida, running parallel to the Atlantic Ocean. It's a significant street in the area, known for its vibrant mix of attractions, including luxury hotels, high-end restaurants, and stylish shops.

One of the most notable features of Collins Avenue is its stretch of beautiful beachfront properties and iconic Art Deco hotels. This area is particularly famous for its historical significance, as it showcases the distinctive Art Deco architectural style that Miami Beach is renowned for. Many of the buildings on Collins Avenue date back to the 1930s and 1940s and have been preserved or restored to maintain their historic charm.

Collins Avenue is also home to several upscale hotels and resorts, such as The Fontainebleau and The Setai, which draw visitors from around the world. The street is often bustling with activity, especially during peak tourist seasons, and offers a lively atmosphere with plenty of entertainment options.



SAGAMORE AND RITZ CARLTON | 1671 COLLINS AVE
15-STORY TOWER WITH 30 LUXURY CONDOS



THOMPSON HOTEL | 1685 WASHINGTON AVE
150-KEY HOTEL WITH 116-SPACE GARAGE AND RETAIL



ROSEWOOD HOTEL & RESIDENCES | 1775 COLLINS AVE
17-STORY OCEANFRONT TOWER WITH A 60-KEY HOTEL AND 44 RESIDENCES



1000 WASHINGTON PARK | 1000 WASHINGTON AVE
MIXED-USE 7-STORY BUILDING WITH 135-SPACE GARAGE



SHORECLUB | 1901 COLLINS AVE
200-FOOT-TALL OCEANFRONT TOWER WITH 49 MODERN RESIDENCES



18 SUNSET | 1752 BAY ROAD
40,000 SF OF CLASS A OFFICE SPACE AND 15,000 SF OF GROUND FLOOR RESTAURANT/RETAIL



BVLGARI HOTEL | 100 231ST STREET
100-KEY HOTEL WITH A SPA AND RESTAURANT/BAR FROM CHEF NIKO ROMITO



THE CLEVELANDER | 1020 OCEAN DRIVE
10-STORY RESIDENTIAL PROJECT WITH RESTAURANT



CONVENTION CENTER GRAND HYATT | 1701 CONVENTION CENTER DRIVE
800-KEY HOTEL WITH 17,000 SF OF RETAIL



BLACK LION + MASSA | 1601 WASHINGTON AVE
8-STORY OFFICE CONVERSION WITH LARGE HOSPITALITY VENUE



CITIZEN M HOTEL | 1212 LINCOLN ROAD
168-KEY HOTEL IN THE NEWLY RENOVATED BOUTIQUE RETAIL CENTER



THE ALTON | 1656-1680 ALTON ROAD
203,722 SF MIXED-USE DEVELOPMENT



URBN LIVING | 1234 & 1260 WASHINGTON AVE
10,300 SF OF LEASABLE OFFICE WITH 125 LIVING SPACES



ALTON OFFICE PROJECT | 1920 ALTON ROAD
50,000 SF OF CLASS A OFFICE SPACE



ARKADIA OFFICE PROJECT | 1840 ALTON ROAD
67,000 SF OFFICE BUILDING DESIGNED BY KOBI KARP



FIVE PARK | 500 ALTON ROAD
48-STORY TOWER WITH 140 LUXURY RESIDENCES AND PRIVATE BEACH CLUB

SURROUNDING DEVELOPMENTS

Miami Beach has undergone extensive development over the years, transforming it into a globally renowned destination. Originally conceived as a barrier island development project in the early 20th century, Miami Beach quickly evolved into a premier beach resort city. Overall, Miami Beach's development projects reflect a balanced approach to preserving its unique heritage while embracing innovation and sustainability to ensure its long-term resilience and attractiveness as a world-class destination.

JORDAN GIMELSTEIN
JORDAN@INHOUSECRE.COM

DAVID SPITZ
DAVID@INHOUSECRE.COM

INHOUSE
COMMERCIAL SALES

FOR MORE INFORMATION, PLEASE CALL

305.981.6268

The investment opportunity is offered on an "as-is, where-is" basis without any representation or warranty and only to select investors registered through an executed Confidentiality Agreement. Preference will be given to those investment offers that reflect the most comprehensive underwriting and the fewest or no due diligence requirements or other conditions to close. Investors should be prepared to disclose their sources of funds and any approval process necessary to close the transaction. COMMUNICATION All communications, inquiries and requests should be addressed directly to INHOUSE COMMERCIAL SALES. In no event shall Prospective Purchasers contact any employee, consultant, or tenant with regards to the offering, without the prior express written consent of the Owner or INHOUSE COMMERCIAL SALES. Any unauthorized contact will result in the Prospective Purchaser being disqualified from consideration to purchase the Property. TRANSACTION COSTS Each Prospective Purchaser shall be responsible for any and all costs, expenses (including legal fees) associated with their inspection and due diligence efforts pertaining to the Property Documents provided upon request.