

# 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

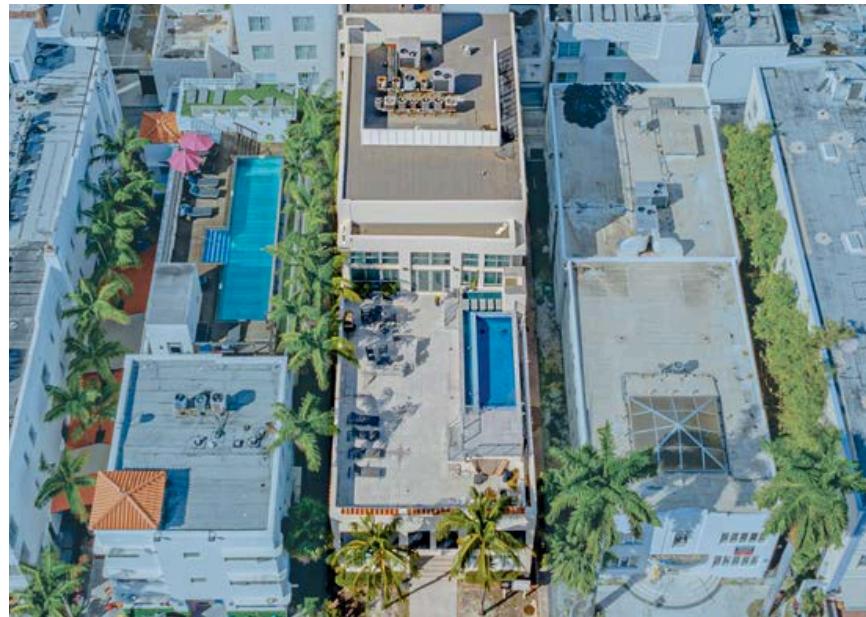
**LOT SIZE** +/- 7,000 SF

**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**

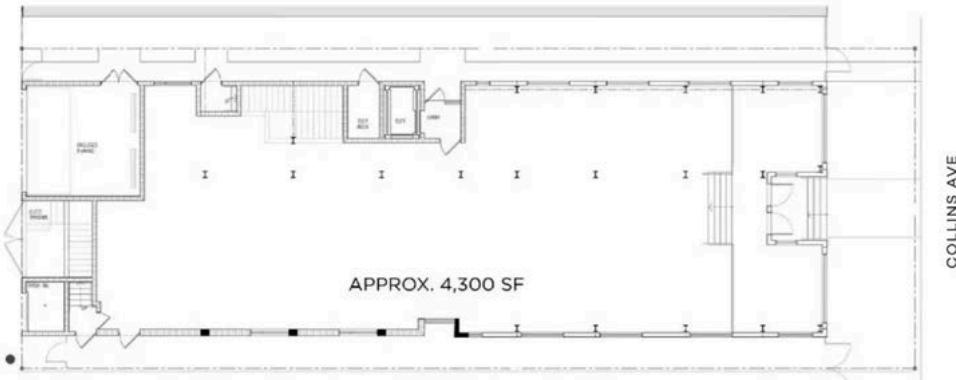
3,300 SF three-bedroom penthouse with a rooftop deck and swimming pool, currently leased to a national short-term rental operator for stable income.

## **HIGH VISIBILITY AND FOOT TRAFFIC**

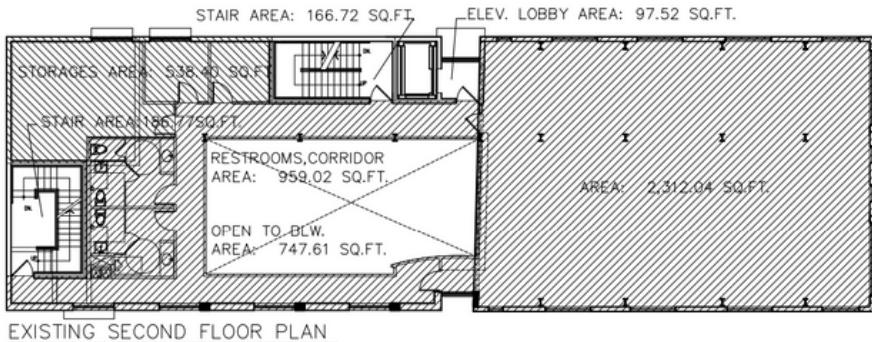
Located in a bustling area known for its vibrant nightlife, shopping, and tourism, ensuring strong exposure for both retail and office tenants.



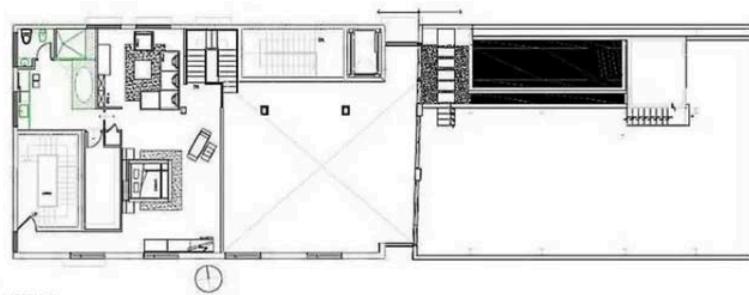
# FLOOR PLANS



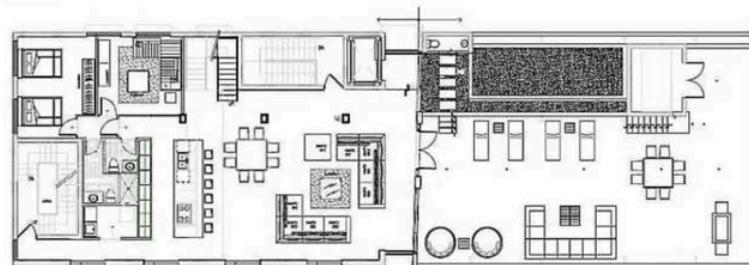
GROUND FLOOR RETAIL



SECOND FLOOR OFFICE/APARTMENT



THIRD FLOOR PENTHOUSE LAYOUT

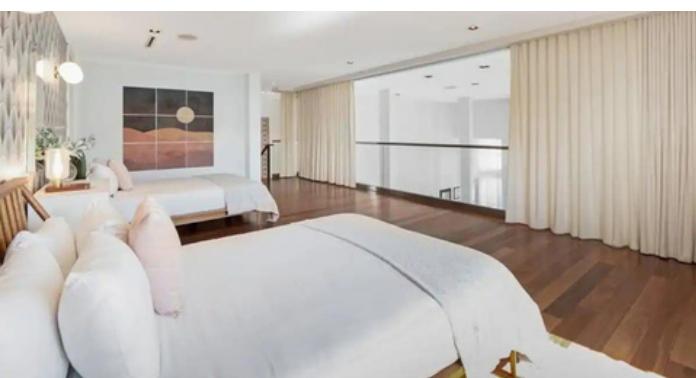
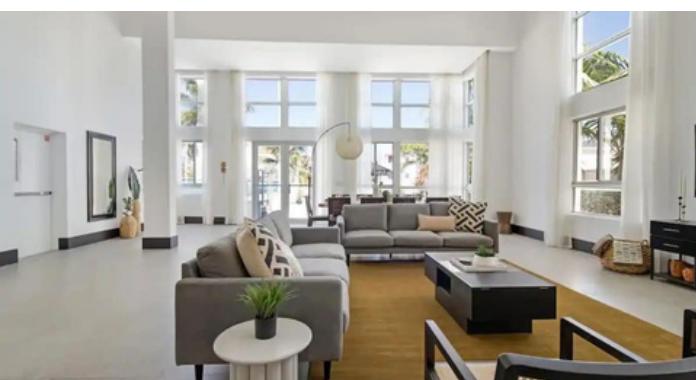


# RETAILER MAP MIAMI BEACH





# 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.

**SACAMORE 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 21ST STREET**  
100-KEY HOTEL WITH A SPA AND RESTAURANT/BAR FROM CHEF NIKO ROMITO

**THE CLEVELANDER | 1020 OCEAN DRIVE**  
100-KEY RESIDENTIAL PROJECT WITH RESTAURANT

**CONVENTION CENTER GRAND HYATT | 1701 CONVENTION CENTER DRIVE**  
200-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**  
165-KEY HOTEL IN THE NEWLY RENOVATED BOUTIQUE RETAIL CENTER

**THE ALTON | 1656-1680 ALTON ROAD**  
203,222 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.

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The background of the entire image is a high-angle aerial photograph of the Miami, Florida skyline. The city is nestled between the Atlantic Ocean to the east and Biscayne Bay to the west. The foreground shows a mix of lower residential buildings and larger commercial structures. In the distance, the city's high-rise skyline rises against a bright blue sky with scattered white clouds. The water is a vibrant blue, and several bridges are visible across the bay.

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