



WATERFRONT VALUE-ADD MULTIFAMILY

8025 CRESPI BLVD
MIAMI BEACH, FL 33141

FOR SALE

THE ALPHA
COMMERCIAL

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THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

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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

STEFFANIE JACOBSON
Senior Commercial Advisor

✉️ steff@thealphacomm.com

📞 609-226-6390

JAMIE ROSE MANISCALCO
President & Managing Broker

✉️ jamie@thealphacomm.com

📞 201-264-0113



THE ALPHA COMMERCIAL ADVISORS® PROUDLY PRESENTS A RARELY AVAILABLE WATERFRONT VALUE-ADD OPPORTUNITY WITHIN OVERLOOKED MIAMI BEACH SUBMARKET.....

Delivered vacant and mid-improvement, this 6-unit multifamily asset is located within the historically undervalued North Beach submarket — a supply-constrained coastal pocket quietly outperforming legacy market perception. Supported by spacious units averaging approximately 780 Sq. Ft. and navigable Tatum Waterway frontage, the asset offers a clear path to unlock upside via completing improvements such as unit reconfiguration toward a 2-BR floorplan, private dockage potential, and pre-chartered capital execution program — all while controlling an irreplaceable waterfront position.

Ready for execution, the asset's transitional value-add profile drastically shortens the cash-flow horizon with defined scope of work primarily centered around building recertification, compliance resolution, and targeted interior modernization, making this opportunity best suited for experienced or vertically integrated investors comfortable navigating complexity in exchange for basis advantage and long-term waterfront positioning.

OFFERING SUMMARY

8025 CRESPI BLVD MIAMI BEACH, FL 33141

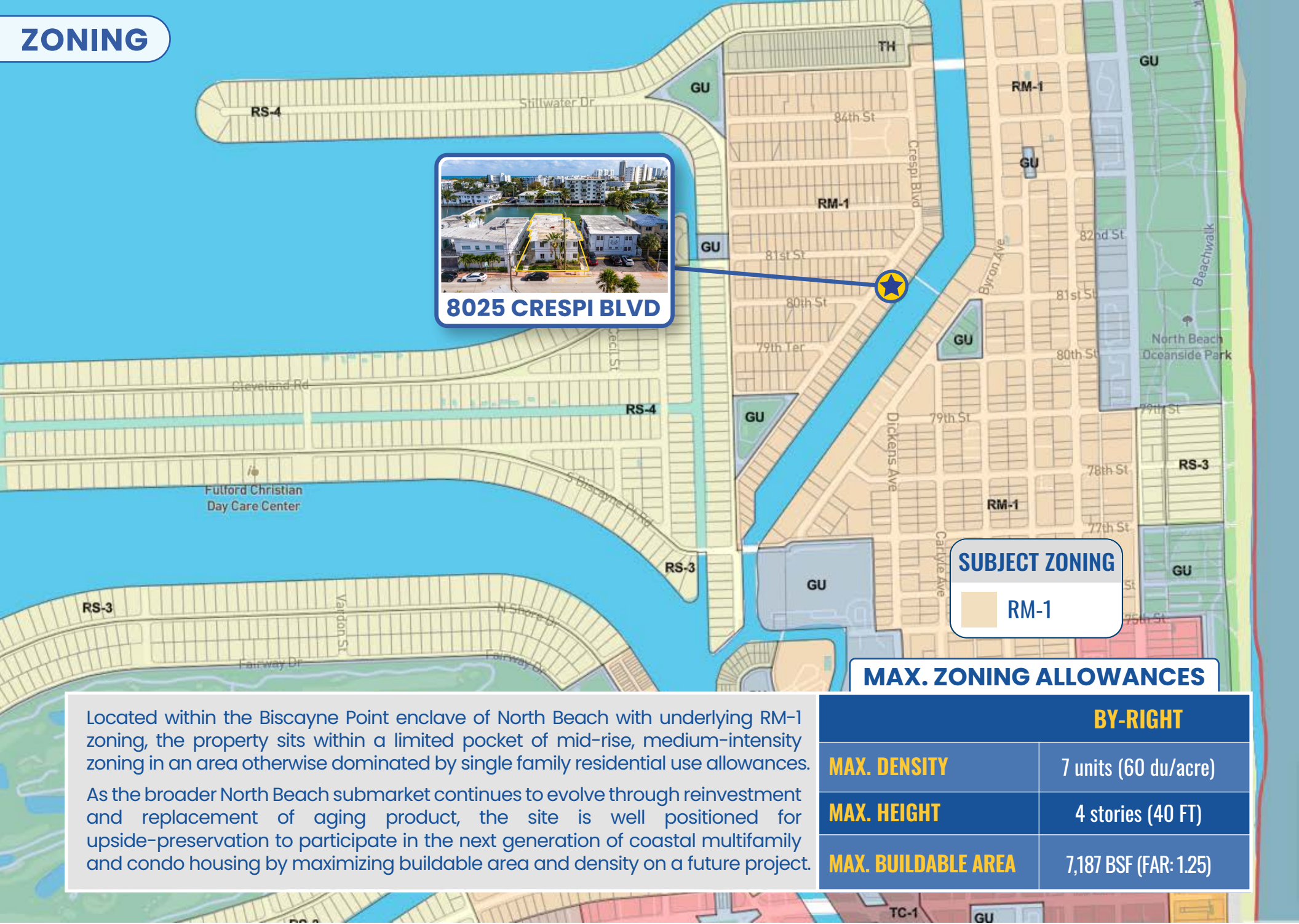
Neighborhood:	North Beach
Existing Use:	Multi-Family
Unit Count:	6
Bldg Area:	4,719 SF
Lot Size:	5,750 SF (0.13 acres)
Year Built:	1950
Zoning:	RM-1
Max. Height:	4 stories
Max. Density:	7 units
Max. Buildable Area:	7,187 BSF
Asking Price:	\$1,995,000

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INVESTMENT HIGHLIGHTS

- **Coveted Waterfront Positioning:** Fleeting opportunity in extremely supply-constrained asset category with direct frontage along the navigable Tatum Waterway and persistent investor demand for water-access holdings.
- **Defined-Scope Transitional Value-Add:** Established renovation and compliance requirements provide a predictable execution-ready roadmap toward stabilizing rents and capturing meaningful post-renovation value.
- **Fully Vacant for Immediate Execution Control:** Delivered fully vacant allowing new ownership to complete renovations and compliance work quickly and efficiently without tenant disruption or construction phasing.
- **Re-Development Optionality:** Underlying RM-1 zoning supports additional density & buildable area, preserving long-term flexibility to reposition in place of aging product as the market evolves.
- **Walkable Beach & Town Center Access:** Walkable to the beach and North Beach Town Center – offering tenants immediate access to dining, retail, parks, and schools within an established, well-rounded coastal community.



Located within the Biscayne Point enclave of North Beach with underlying RM-1 zoning, the property sits within a limited pocket of mid-rise, medium-intensity zoning in an area otherwise dominated by single family residential use allowances. As the broader North Beach submarket continues to evolve through reinvestment and replacement of aging product, the site is well positioned for upside-preservation to participate in the next generation of coastal multifamily and condo housing by maximizing buildable area and density on a future project.



« CRESPI BLVD »

CURRENT UNIT MIX

	#Units	Unit Size
1 BR / 1 Bath	6	678-715 SF
TOTAL:	6	
AVERAGE:		697 SF

See page 6 for renovation plans and proposed transition to a primarily 2 Bedroom layout.

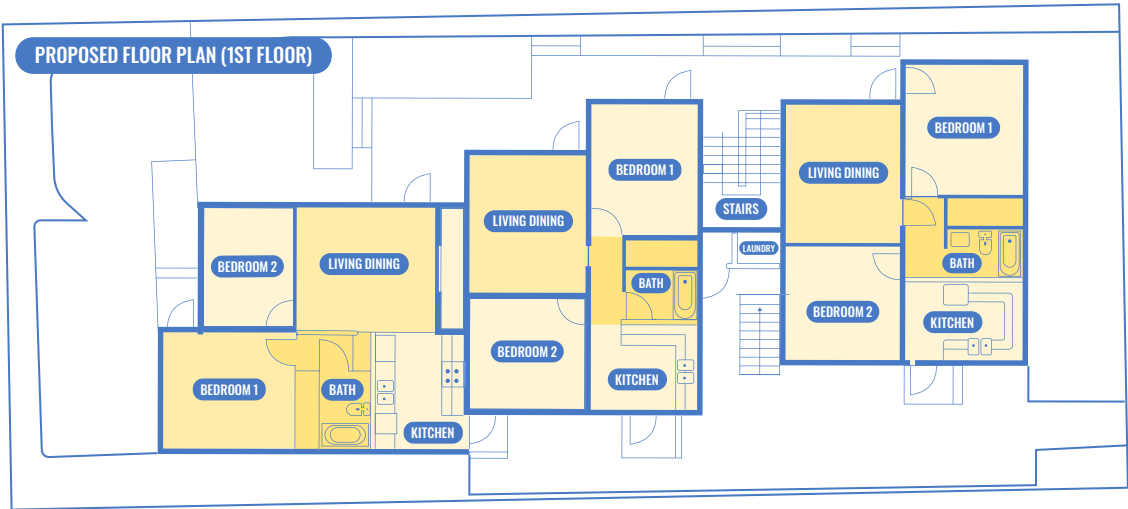
115'

50'

RENOVATION PLANS



The property is currently vacant and primed for renovation, offering investors the opportunity to continue with the existing improvement plans or redesign to suit their specific vision and operational needs. Current unit mix provides all 1 BR / 1 Bath units while renovation plans envision a fully 2 Bedroom / 1 Bath layout averaging about 700 Sq. Ft. each.



PROPOSED UNIT MIX		
	#Units	Unit Size
2 BR / 1 Bath	6	678-715
TOTAL:	6	
AVERAGE:		697 SF

BUILDING PHOTOS



SOUTHEAST VIEW



0.6 MILES
BEACH ACCESS

NORTH BEACH OCEANSIDE PARK



COLLINS AVE >> 45,500 AADT

NORTH BEACH TOWN CENTER

NORTH BEACH

TATUM PARK

YESHIVA ELEMENTARY

TATUM WATERWAY

SUBJECT SITE

SOUTHWEST VIEW



▲ 6 MILES
SOUTH BEACH

▲ 13 MILES
DOWNTOWN MIAMI

LA GORCE

NORTH BEACH TOWN CENTER

NORMANDY ISLE

NORTH BEACH

BISCAYNE BEACH ELEMENTARY SCHOOL

LEHRMAN COMMUNITY DAY SCHOOL

CRESPI PARK



TATUM PARK

« CRESPI BLVD »

SUBJECT SITE

NORTH VIEW



INDIAN CREEK
COUNTRY CLUB

BAY HARBOR ISLANDS

Bal
Harbour
Shops

▲ 5.7 MILES
SUNNY ISLES BEACH

The
SURF
CLUB

FOUR SEASONS
PRIVATE RESIDENCES



SURFSIDE

BISCAYNE POINT

SUBJECT SITE





 **CRESPI PARK**

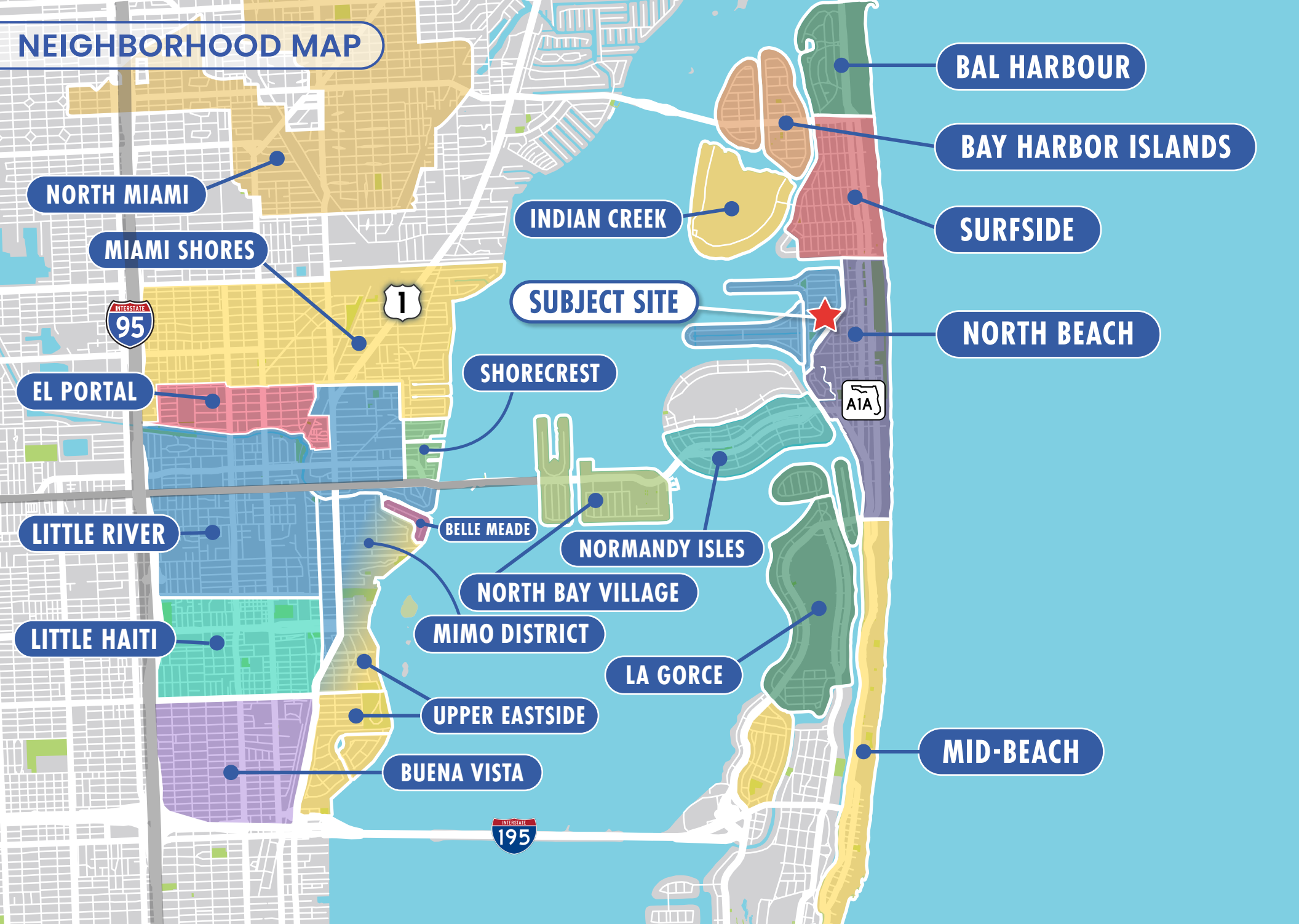
« **CRESPI BLVD** »

«  **TATUM WATERWAY** »

 **SUBJECT SITE**

BISCAYNE POINT

NEIGHBORHOOD MAP





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