



WATERFRONT VALUE-ADD MULTIFAMILY

8025 CRESPI BLVD
MIAMI BEACH, FL 33141

FOR SALE
THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

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.



LEARN MORE

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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

 Click to View Due Diligence Folder



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.

ZONING





« 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.

50'

115'

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 FLOOR PLAN (1ST FLOOR)



PROPOSED UNIT MIX

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

BUILDING PHOTOS



SOUTHEAST VIEW



SOUTHWEST VIEW



▲ 6 MILES
SOUTH BEACH

▲ 13 MILES
DOWNTOWN MIAMI



NORTH VIEW



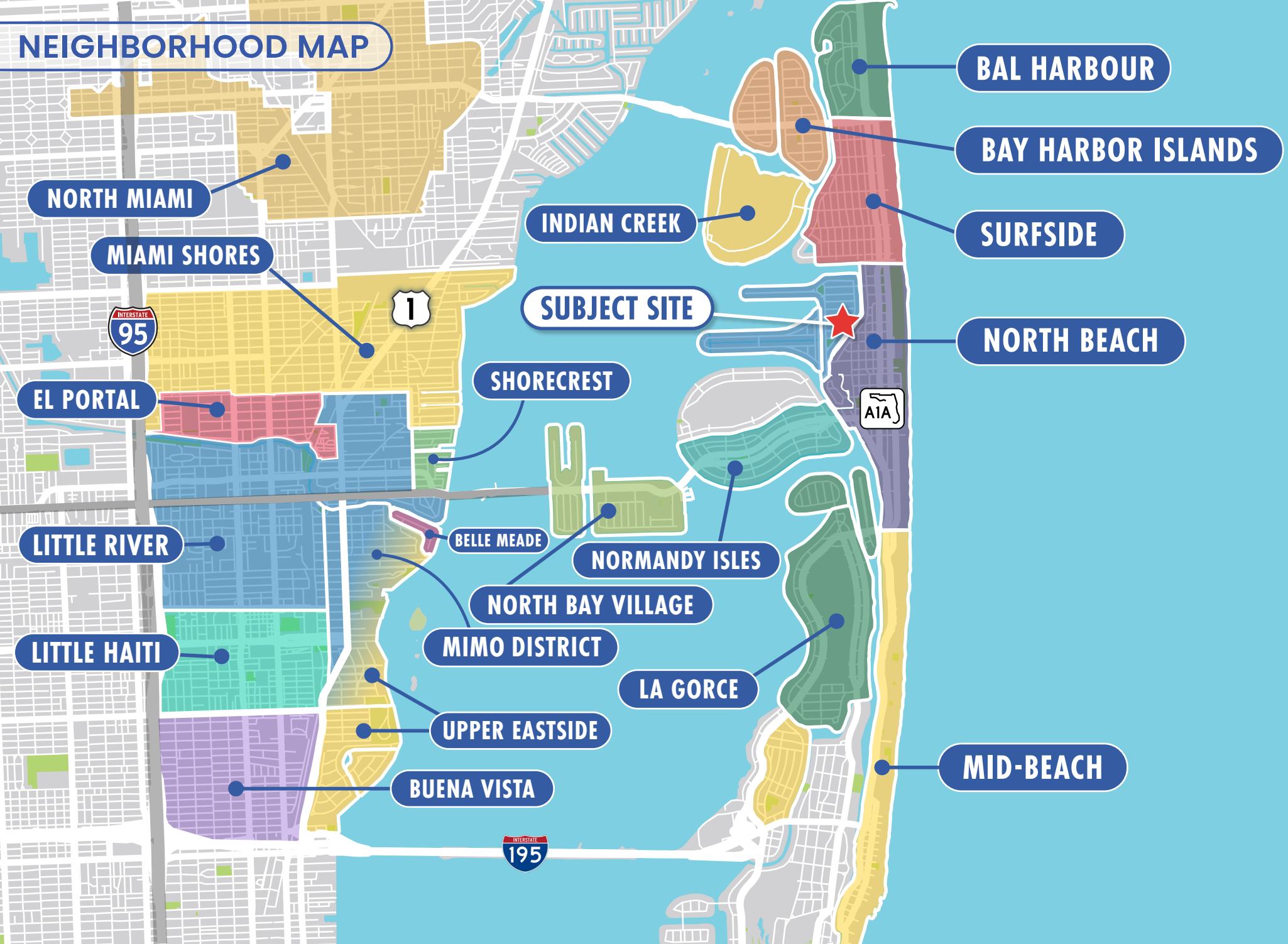
WEST VIEW



INDIAN CREEK
COUNTRY CLUB



NEIGHBORHOOD MAP





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