

THE ALPHA
COMMERCIAL

FOR SALE

VACANT SCHOOL - 1 ACRE CAMPUS

1021 BIARRITZ DRIVE ASSEMBLAGE
NORMANDY ISLES - MIAMI BEACH



NEIGHBORHOOD EXPERTS



THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS
375 NE 54th Street, Suite 8
Miami, FL 33137

🌐 www.thealphacomm.com
📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Based in the Little River area, we are rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.

THE LISTING TEAM

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OFFERING SUMMARY



Introducing a unique chance to own and operate a fully-established school on over an acre of land in the sought-after Normandy Isles area of Miami Beach.

Now vacant, Papillon Montessori has served children from Pre-School to 8th Grade since the 1990s with its state-of-the-art facilities and lavishly built-out campus geared toward integrating students with the outdoors.

Located only one block from the bay, this turn-key property offers immediate operational capability to end-users in the educational space who prioritize a presence in this established Miami Beach community.

1021 BIARRITZ DRIVE ASSEMBLAGE MIAMI BEACH, FL 33141

Neighborhood: Normandy Isles

Total Lot Size: 46,150 SF [1.06 AC]

Total Bldg Area: 16,779 SF

Allowable Uses:
Educational Facility, Multi-Family, Hotel

Zoning: RM-1

Max. Density: 63 units (by-right)

Max. Height: 45 FT

Asking Price: \$26,500,000



THE CAMPUS

The lavishly landscaped grounds spread across a full acre feature swimming pool, multiple recreational areas, treehouse playground, multi-use outdoor cabanas, koi pond, and exotic animal enclosures all enclosed within a private and secure campus in the vibrant community of Miami Beach.



HYDROPONIC GARDEN



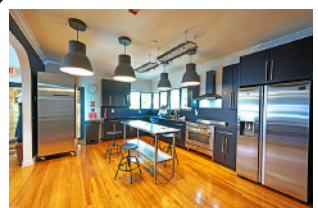
SWIMMING POOL



RECREATIONAL AREAS



ACTIVITY CABANAS



COMMERCIAL KITCHEN



SPECIALIZED CLASSROOMS



ENCLOSED DROP-OFF AREA



ZOO-GRADE KOI POND



OUTDOOR CLASSROOMS

BIRD'S EYE VIEW

RUE VERSAILLES DR

BEATRIZ CT

RUE VENDOME

BIARRITZ DR

150'

115'

57.9'

53.2'

210.7'

50'

124.4'

124.10'

245'

46,150 SF [1.06 AC]

ASSEMBLAGE BREAKDOWN

#	Property Address	Lot Size	Building SF	Zoning
1	1021 Biarritz Dr	16,020 SF	4,449 SF	RM-1
2	6915 Rue Versailles	9,430 SF	3,618 SF	RM-1
3	997 Biarritz Dr	13,800 SF	6,120 SF	RM-1
4	6946 Rue Vendome	6,900 SF	2,592 SF	RM-1
Totals		46,150 SF (1.06 acres)	16,779 SF	

INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



BUILDING PHOTOS





71 ST

39,000 AADT

NORMANDY ISLES

**NORMANDY ISLES:
A KEY ACADEMICS LOCATION**

- Nearby access to Biscayne Bay for aquatics programs & Normandy Shores Golf club for golfing programs
- Strong & growing demand for schools due to development boom in adjacent North Bay Village & surrounding areas
- Ample recreational courts in close proximity, w/ plans to build addt'l facilities on subject site

WEST VIEW

DOWNTOWN MIAMI



NORTH BAY VILLAGE

NORMANDY ISLE

71 ST

12

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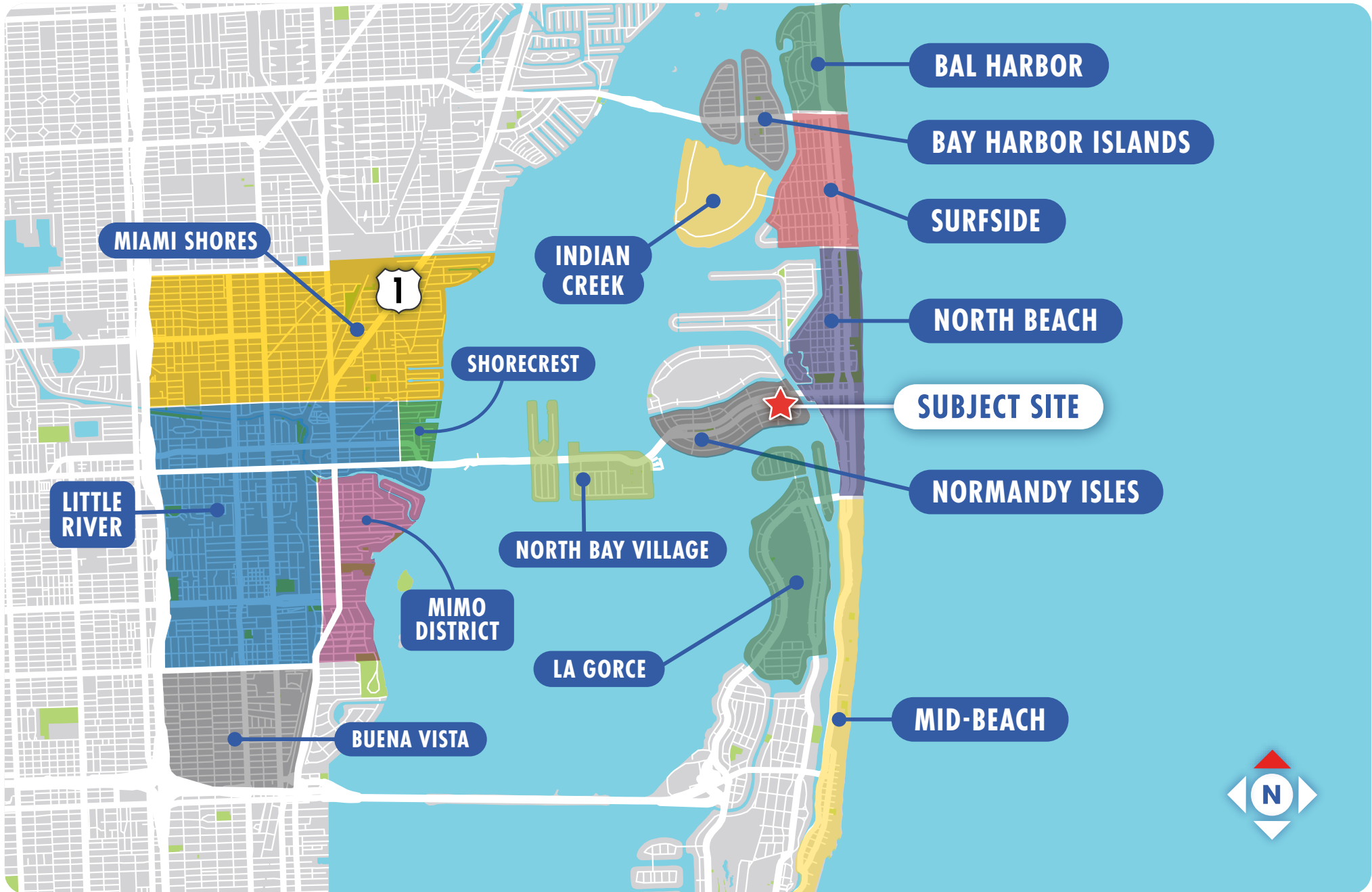
**NORMANDY SHORES
GOLF CLUB**

◀◀ **NORMANDY DR** ▶▶

◀◀ **71 ST** ▶▶



NEIGHBORHOOD MAP





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