



**NORMANDY ISLES**

**PERMIT-READY BAYVIEW PROJECT**  
**2125 BAY DRIVE**  
**MIAMI BEACH, FL 33141**

**FOR SALE**

**THE ALPHA**  
**COMMERCIAL**

# THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79<sup>th</sup> 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

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**THE ALPHA COMMERCIAL ADVISORS® PRESENTS AN ADVANCED-STAGE COASTAL INFILL DEVELOPMENT OPPORTUNITY PAIRING SWEEPING BAY VIEWS WITH AN EXPEDITED PATH TO SHOVEL-READINESS.....**

Following full Design Review Board (DRB) approval, this 10-unit, 4-story boutique project – Denbora III – is already deep into construction permitting, allowing a developer to bypass the most time-intensive front-end approval stages and move rapidly toward groundbreaking.

The development is positioned to deliver modern housing stock into the water-surrounded Normandy Isles micro-market where bay-view options remain extremely limited. The surrounding island setting, defined by Biscayne Bay access and the Normandy Shores Golf Club, supports long-term desirability, while the existing fully-leased triplex provides in-place income that helps offset carrying and pre-development costs as the project advances toward construction start.

# OFFERING SUMMARY

## 2125 BAY DRIVE MIAMI BEACH, FL 33141

**Neighborhood:** Normandy Isle

**Asset Type:** Multifamily / Approved Project

**Lot Area:** 7,789 SF (0.18 acres)

**Existing Bldg Area:** 2,255 SF

**Existing Unit Count:** 3 (Triplex)

**Zoning:** RM-1

**Approved Density:** 10 units

**Approved Height:** 4 stories

**Approved Buildable Area:** 9,732 BSF

**Approved Site Plan:** Yes

**Seller-Financing Available:** Yes

**Asking Price:** \$1,895,000

[Click to View Due Diligence Folder & Plans](#)



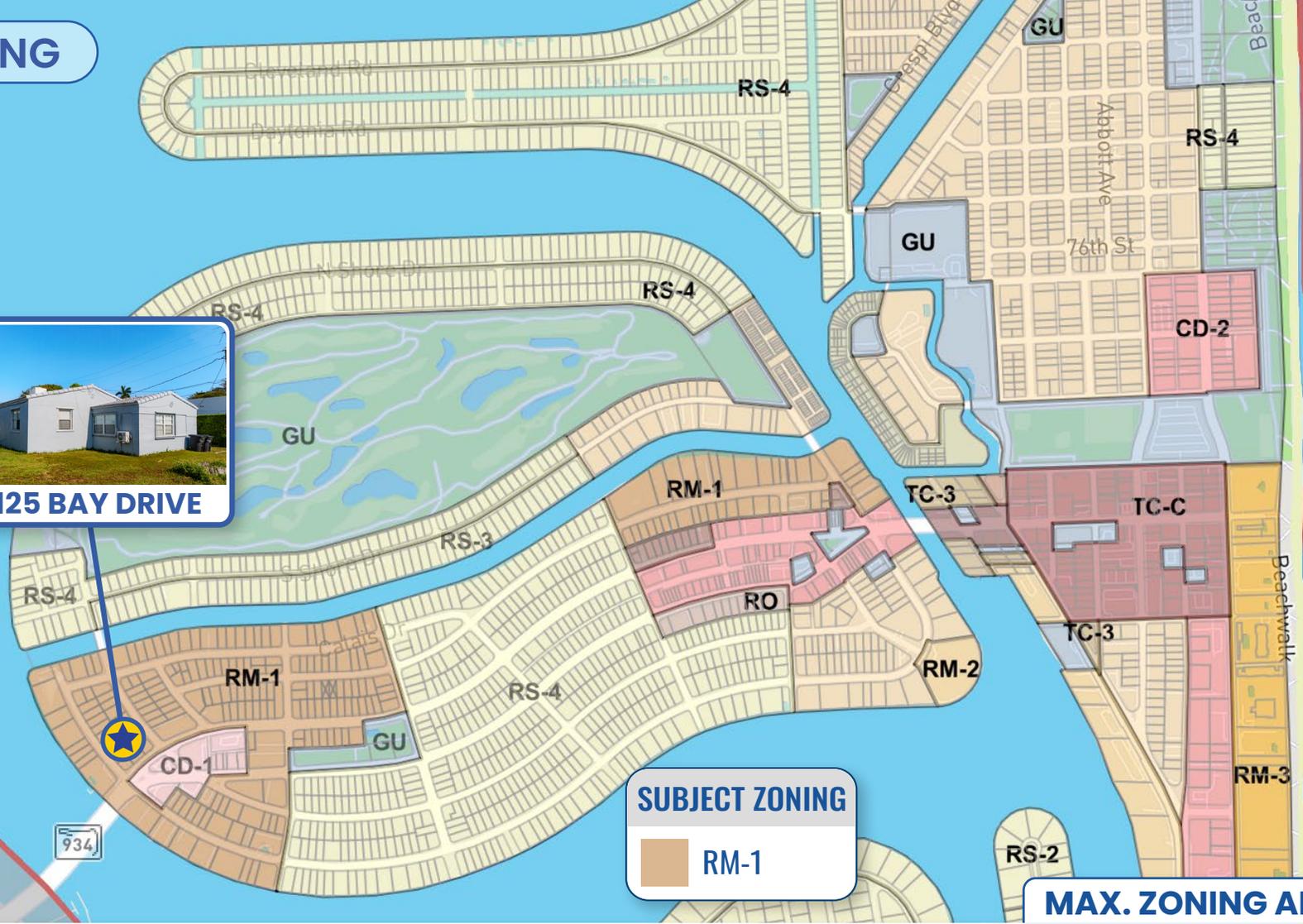
## INVESTMENT HIGHLIGHTS

- **Site Plan Approved + Near-Term Permit-Readiness:** With Design Review Board (DRB) approval already secured and plans well-advanced through the permitting process, this rare water-view project offers an accelerated timeline from acquisition to construction start.
- **Supply-Constrained Bayview Development Site:** Opportunity to supply the market with an irreplaceable water-view project, delivering 10 boutique units into a district defined by a near-zero pipeline of new bayview residential supply.
- **Covered Component w/ Cash-Flowing Triplex:** Existing improvements include a fully-occupied triplex with (1) 2 Bed / 1 Bath unit and (2) 1 Bed / 1 Bath units generating positive cash-flow that supports development timeline optionality.
- **Normandy Isles Value Proposition:** Capitalize on the site's centrally-connected island community location. Anchored by the Normandy Shores Golf Club and surrounded by Biscayne Bay, this walkable, amenity-rich enclave blends tranquility with connectivity for both end-user and investment appeal.

# ZONING



**2125 BAY DRIVE**



**SUBJECT ZONING**  
 RM-1

## MAX. ZONING ALLOWANCES

Located in Normandy Isles – an island neighborhood within the Miami Beach city limits situated between North Beach to the east and North Bay Village to the west – the site is underpinned by RM-1 zoning, placing the property within a limited pocket of mid-rise, medium-intensity zoning in an area otherwise largely restricted to single-family residential use allowances.

As the locale continues to experience reinvestment through renovation and selective redevelopment of aging housing stock, the site is well positioned to offer sweeping bay views to a next-generation development of coastal multifamily or condominium project by maximizing future buildable area, height and density.

BY-RIGHT	
<b>MAX. DENSITY:</b>	10 units (60 du/acre)
<b>MAX. HEIGHT:</b>	5 stories / 50 FT
<b>MAX. BUILDABLE AREA:</b>	9,736 BSF (FAR 1.25)
<b>ALLOWABLE USES:</b>	Multi-family

## APPROVED PLANS



Introducing Denbora Bay III, a 10-unit boutique modern infill development with Design Review Board (DRB) approval in place and already well-advanced through construction permitting. Fully entitled at the design level and nearly permit-ready, the project features a thoughtfully curated mix of one-, two-, and three-bedroom residences, all packaged with contemporary architecture, private balconies, ground-floor parking and a rooftop pool. Welcome to your soon-to-be groundbreaking tailored solution to the evolving lifestyle needs of the Normandy Isles waterfront community.

## PROJECT METRICS

Project Type:	Condo / Multi-family
Total Lot Area:	7,789 SF (0.18 acres)
Project Density:	10 units
Project Height:	4 stories
Project Building Area:	9,732 BSF
Provided Parking:	5 spaces

[Click to View Due Diligence Folder & Plans](#)

## PROJECT UNIT MIX

TYPE	#	SQ. FT.
1 Bed / 1 Bath	6	600-685 SF
2 Bed / 1 Bath	3	1,019 SF
3 Bed / 2.5 Bath	1	1,176 SF
<b>Total:</b>	<b>10</b>	

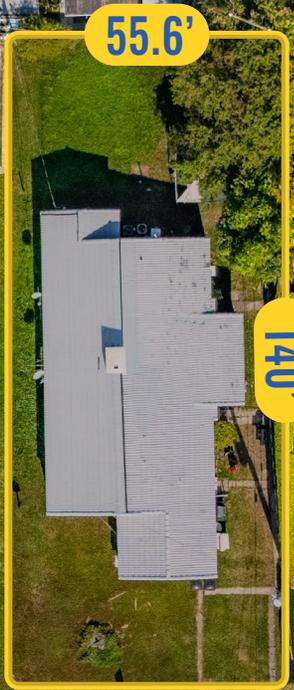
**AVERAGE:** 795.5 SF



**BIRD'S EYE VIEW**



**NORMANDY DRIVE**  
39,000 AADT



**BAY DRIVE**

# SOUTHWEST VIEW

▶ 10 MILES  
DOWNTOWN MIAMI

# NORTH BAY VILLAGE

◀ 2.8 MILES  
LITTLE RIVER



**UNDER CONSTRUCTION**

**Shoma Bay Condo**

**TREASURE ISLAND  
ELEMENTARY SCHOOL**

**UNDER CONSTRUCTION**

**Continuum Club  
& Residences**

**NOW OPEN**

**Palm Tree Club**

**NORMANDY DRIVE**  
39,000 AADT

**SUBJECT SITE**

# NORTHEAST VIEW



Bal Harbour Shops

8 MILES  
SUNNY ISLES BEACH

EST 1941  
NORMANDY SHORES GOLF CLUB  
MIAMI BEACH

SURFSIDE

NORTH BEACH

Walgreens

NORMANDY ISLE

71st ST

SUBJECT SITE

BAY DRIVE

NORMANDY DRIVE  
39,000 AADT





▲ 1.5 MILES  
MIAMI BEACH

EST 1941  
NORMANDY SHORES  
GOLF CLUB  
MIAMI BEACH

NORTH BEACH TOWN CENTER

LA GORCE

NORMANDY ISLE

NORMANDY ISLE PARK & POOL

Walgreens

SUBJECT SITE

◀◀ NORMANDY DRIVE 39,000 AADT ▶▶



5.7 MILES  
SOUTH BEACH

MID-BEACH

FONTAINEBLEAU

LA GORCE

Walgreens

NORMANDY DRIVE 39,000 AADT

SUBJECT SITE

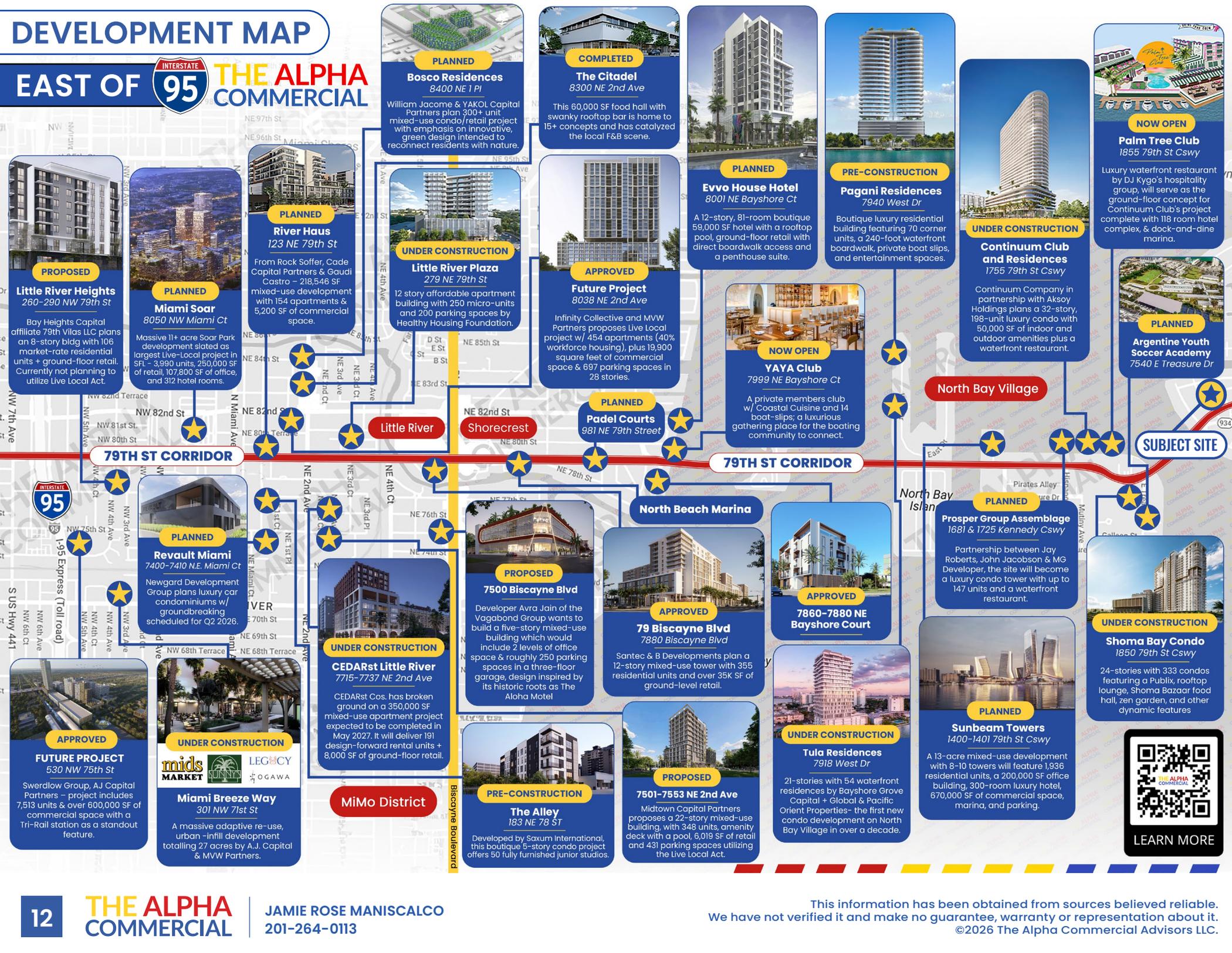
BAY DRIVE

# PROPERTY PHOTOS



# DEVELOPMENT MAP

## EAST OF 95 THE ALPHA COMMERCIAL



**PROPOSED**

**Little River Heights**  
260-290 NW 79th St

Bay Heights Capital affiliate 79th Vilas LLC plans an 8-story bldg with 106 market-rate residential units + ground-floor retail. Currently not planning to utilize Live Local Act.

**PLANNED**

**Miami Soar**  
8050 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.

**PLANNED**

**River Haus**  
123 NE 79th St

From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,546 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.

**UNDER CONSTRUCTION**

**Little River Plaza**  
279 NE 79th St

12 story affordable apartment building with 250 micro-units and 200 parking spaces by Healthy Housing Foundation.

**APPROVED**

**Future Project**  
8038 NE 2nd Ave

Infinity Collective and MVW Partners proposes Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.

**PLANNED**

**Evvo House Hotel**  
8001 NE Bayshore Ct

A 12-story, 81-room boutique 59,000 SF hotel with a rooftop pool, ground-floor retail with direct boardwalk access and a penthouse suite.

**PRE-CONSTRUCTION**

**Pagani Residences**  
7940 West Dr

Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.

**UNDER CONSTRUCTION**

**Continuum Club and Residences**  
1755 79th St Cswy

Continuum Company in partnership with Aksoy Holdings plans a 32-story, 198-unit luxury condo with 50,000 SF of indoor and outdoor amenities plus a waterfront restaurant.

**NOW OPEN**

**Palm Tree Club**  
1855 79th St Cswy

Luxury waterfront restaurant by DJ Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex, & dock-and-dine marina.

**PLANNED**

**Revault Miami**  
7400-7410 N.E. Miami Ct

Newgard Development Group plans luxury car condominiums w/ groundbreaking scheduled for Q2 2026.

**PLANNED**

**7500 Biscayne Blvd**

Developer Avra Jain of the Vagabond Group wants to build a five-story mixed-use building which would include 2 levels of office space & roughly 250 parking spaces in a three-floor garage, design inspired by its historic roots as The Aloha Motel

**UNDER CONSTRUCTION**

**CEDARst Little River**  
7715-7737 NE 2nd Ave

CEDARst Cos. has broken ground on a 350,000 SF mixed-use apartment project expected to be completed in May 2027. It will deliver 191 design-forward rental units + 8,000 SF of ground-floor retail.

**PROPOSED**

**79 Biscayne Blvd**  
7880 Biscayne Blvd

Santec & B Developments plan a 12-story mixed-use tower with 355 residential units and over 35K SF of ground-level retail.

**APPROVED**

**7860-7880 NE Bayshore Court**

21-stories with 54 waterfront residences by Bayshore Grove Capital + Global & Pacific Orient Properties- the first new condo development on North Bay Village in over a decade.

**NOW OPEN**

**YAYA Club**  
7999 NE Bayshore Ct

A private members club w/ Coastal Cuisine and 14 boat-slips; a luxurious gathering place for the boating community to connect.

**PLANNED**

**Prosper Group Assemblage**  
1681 & 1725 Kennedy Cswy

Partnership between Jay Roberts, John Jacobson & MG Developer, the site will become a luxury condo tower with up to 147 units and a waterfront restaurant.

**UNDER CONSTRUCTION**

**Shoma Bay Condo**  
1850 79th St Cswy

24-stories with 333 condos featuring a Publix, rooftop lounge, Shoma Bazaar food hall, zen garden, and other dynamic features

**PLANNED**

**Argentine Youth Soccer Academy**  
7540 E Treasure Dr

**APPROVED**

**FUTURE PROJECT**  
530 NW 75th St

Swerdlow Group, AJ Capital Partners - project includes 7,513 units + over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.

**UNDER CONSTRUCTION**

**Miami Breeze Way**  
301 NW 71st St

A massive adaptive re-use, urban -infill development totalling 27 acres by A.J. Capital & MVW Partners.

**UNDER CONSTRUCTION**

**79th St Corridor**

**PROPOSED**

**The Alley**  
183 NE 78 St

Developed by Saxum International, this boutique 5-story condo project offers 50 fully furnished junior studios.

**PROPOSED**

**7501-7553 NE 2nd Ave**

Midtown Capital Partners proposes a 22-story mixed-use building, with 348 units, amenity deck with a pool, 6,019 SF of retail and 431 parking spaces utilizing the Live Local Act.

**PLANNED**

**Padel Courts**  
981 NE 79th Street

**UNDER CONSTRUCTION**

**Tula Residences**  
7918 West Dr

**PLANNED**

**Sunbeam Towers**  
1400-1401 79th St Cswy

A 13-acre mixed-use development with 8-10 towers will feature 1,936 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.

**SUBJECT SITE**

**PLANNED**

**79th St Corridor**

**UNDER CONSTRUCTION**

**79th St Corridor**

**APPROVED**

**79th St Corridor**



# NEIGHBORHOOD MAP



NORTH MIAMI

BAL HARBOUR

BAY HARBOR ISLANDS

INDIAN CREEK

SURFSIDE

MIAMI SHORES

NORTH BEACH

SUBJECT SITE

EL PORTAL

SHORECREST



LITTLE RIVER

BELLE MEADE

NORMANDY ISLES

LITTLE HAITI

NORTH BAY VILLAGE

MIMO DISTRICT

LA GORCE

UPPER EASTSIDE

BUENA VISTA

MID-BEACH





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