



APPROVED 7-UNIT BOUTIQUE PROJECT

775 81ST STREET
MIAMI BEACH, FL 33141

FOR SALE
THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

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

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

JAMIE ROSE MANISCALCO

President & Managing Broker

✉️ jamie@thealphacomm.com

📞 201-264-0113



THE ALPHA COMMERCIAL ADVISORS® IS PROUD TO PRESENT A SITE PLAN APPROVED INFILL DEVELOPMENT OPPORTUNITY WITH STREAMLINED PATH TO PERMIT & INTERIM INCOME IN DESIRABLE NORTH BEACH ENCLAVE....

With Design Review Board (DRB) approval already secured and the project advancing toward construction permitting, this thoughtfully scaled residential project significantly reduces pre-development risk and provides a clear, efficient path toward ground-breaking. The approved plans contemplate a modern boutique building with rooftop amenities, private outdoor space, and a residential profile well-suited to the surrounding low-rise neighborhood fabric.

Positioned amidst Miami Beach's enduring demand for newer housing options and limited competing product for approved projects, the opportunity presents a compelling timing advantage with existing cash-flow that allows development on a deliberate & flexible market-driven schedule while more than covering carry costs..



OFFERING SUMMARY

775 81ST STREET MIAMI BEACH, FL 33141

Neighborhood:	North Beach (North Beach)
Asset Type:	SFR / Approved Project
Existing Bldg Area:	1,607 SF
Lot Area:	5,625 SF (0.13 acres)
Zoning:	RM-1
Approved Density:	7 units
Approved Height:	4 stories
Approved Site Plan:	Yes
Building Certification:	Yes
Seller-Financing Available:	Yes
Asking Price:	\$1,250,000

INVESTMENT HIGHLIGHTS

- **Site Plan Approved w/ Clear Path to Permitting:** Difficult-to-secure Design Review Board (DRB) approval already in place with plans advancing toward construction permitting, materially reducing pre-development risk.
- **High-Demand Boutique Product:** Opportunity to supply the market with a thoughtfully scaled 7-unit residential project addressing sustained demand for new, modern alternatives to a district defined by historic housing stock.
- **Cash-Flowing & Renovated Covered Component:** The property includes a recently renovated 3 Bed / 2 Bath single family home with new roof, impact windows and flexible in-place tenancy, generating positive cash-flow that supports development timeline optionality.
- **Established Miami Beach Sub-Market:** Positioned within North Beach's Biscayne Point sub-division, capitalize on stable demand for walkable beach-access property in a proven market capable of supporting both rental & sale product.

 Click to View Due Diligence Folder & Plans

APPROVED PLANS



Introducing Marina 81, a 7-unit boutique modern infill development with Design Review Board (DRB) approval in place and advancing toward construction permitting. Fully entitled at the design level, the project features a thoughtfully curated mix of one- and two-bedroom residences, contemporary architecture, private balconies, ground-floor parking and a rooftop pool and lounge amenity, delivering a tailored solution to the evolving lifestyle needs of the surrounding North Beach area.

PROJECT METRICS

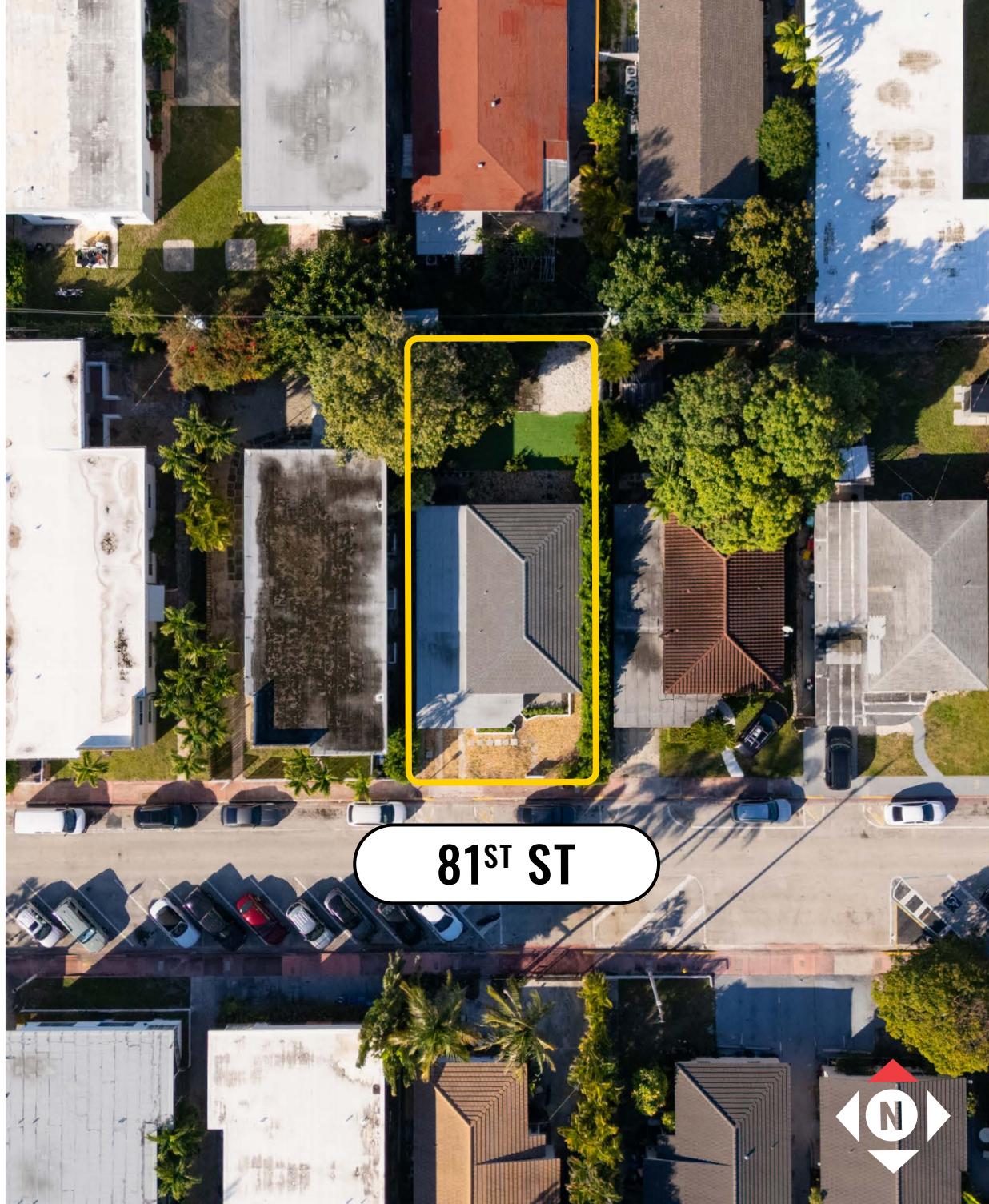
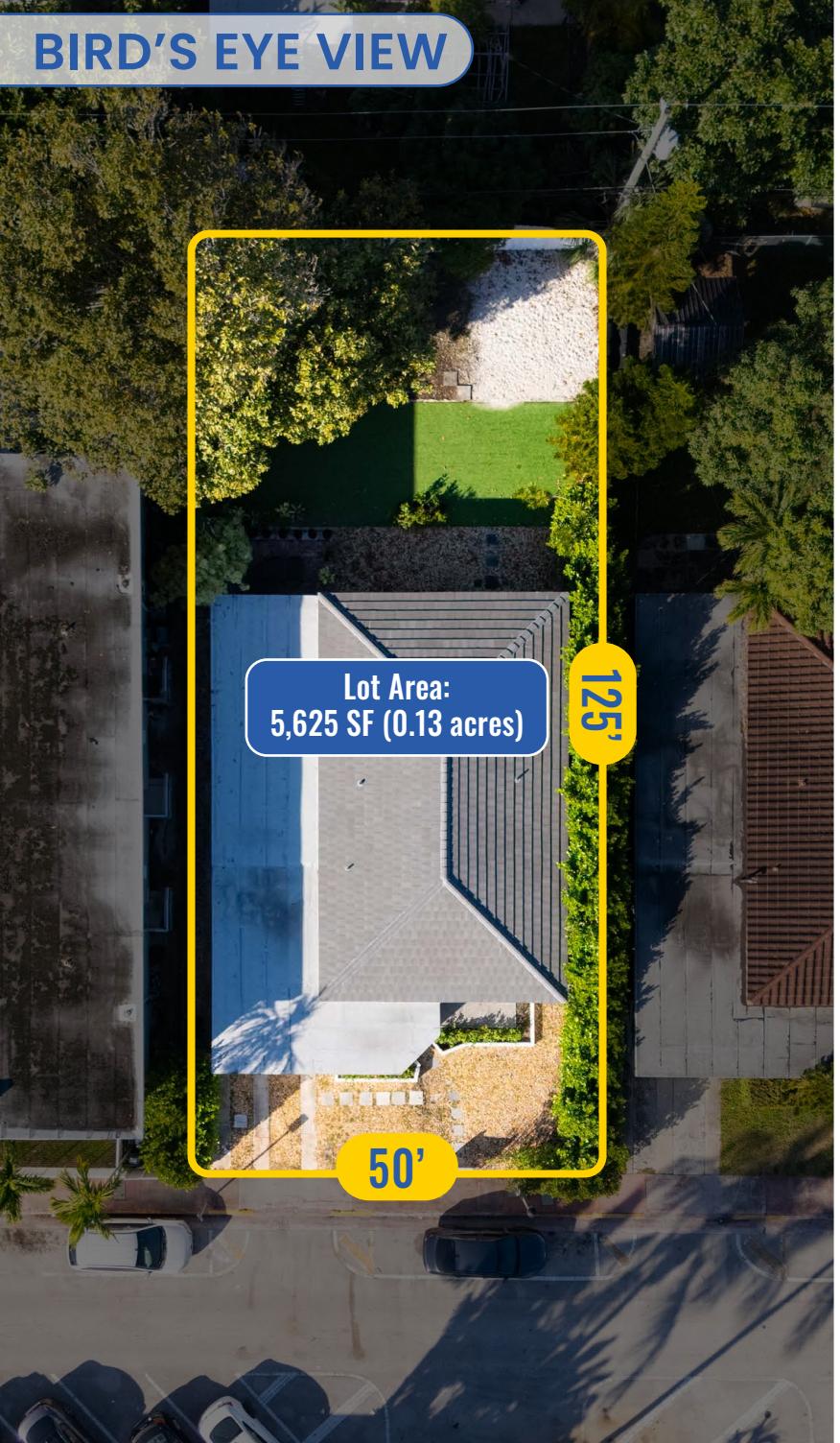
Project Type:	Condo / Multi-family
Total Lot Area:	5,625 SF (0.13 acres)
Project Density:	7 units
Project Height:	4 stories
Project Building Area:	6,707 BSF
Provided Parking:	5 spaces

 Click to View Due Diligence Folder & Plans

UNIT MIX

TYPE	#	SQ. FT.
1 Bed / 1 Bath	4	596-637 SF
2 Bed / 1 Bath	3	976 SF
Total:	7	
Average Unit Size:		771 SF

BIRD'S EYE VIEW



PROPERTY PHOTOS





0.6 MILES
BEACH ACCESS



SOUTH VIEW

6.8 MILES

SOUTH BEACH



← A1A →
COLLINS AVE → 45,500 AADT

NORTH BEACH

LEHRMAN COMMUNITY DAY SCHOOL

← CRESPI BLVD →

← 81ST ST →

SUBJECT SITE

LA GORCE

NORMANDY ISLE

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2026 The Alpha Commercial Advisors LLC.

NORTH VIEW



SOUTHEAST VIEW

12.6 MILES
DOWNTOWN MIAMI

NORMANDY ISLE

NORTH BAY VILLAGE



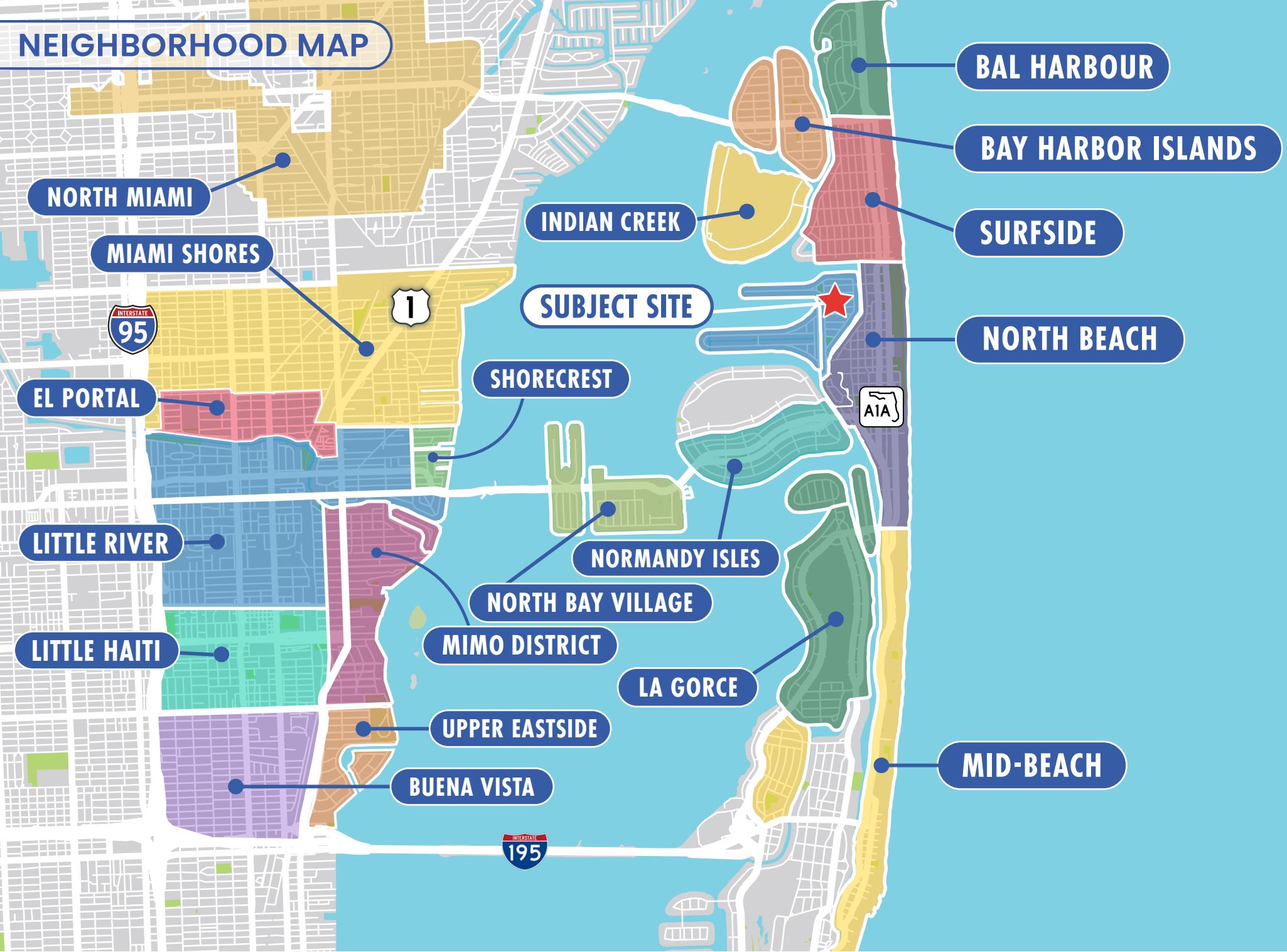
BISCAYNE POINT

81ST ST ↗

SUBJECT SITE



NEIGHBORHOOD MAP





THE ALPHA COMMERCIAL

JAMIE ROSE MANISCALCO
President & Managing Broker

 jamie@thealphacomm.com
 201-264-0113



LEARN MORE

 www.thealphacomm.com

 [@thealphacommercial](https://www.instagram.com/thealphacommercial)

 **742 NE 79th Street, Miami, FL 33138**