



APPROVED 7-UNIT BOUTIQUE PROJECT

775 81ST STREET
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

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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 (Miami 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

 NORTH BEACH OCEANSIDE PARK

 COLLINS AVE  45,500 AADT

NORTH BEACH

 TATUM PARK

 YESHIVA ELEMENTARY

 CRESPI BLVD 

BISCAYNE POINT

SUBJECT SITE 

 81ST ST 

SOUTH VIEW

**6.8 MILES
SOUTH BEACH**



LA GORCE

45,500 AADT
COLLINS AVE >>
<< **AIA**

BISCAYNE BEACH ELEMENTARY SCHOOL

NORMANDY ISLE

NORTH BEACH

LEHRMAN COMMUNITY DAY SCHOOL

<< **CRESPI BLVD** >>

<< **81ST ST** >>

SUBJECT SITE



NORTH VIEW



INDIAN CREEK
COUNTRY CLUB

BAY HARBOR ISLANDS

Bal
Harbour
Shops

5.8 MILES
SUNNY ISLES BEACH

The
SURF
CLUB

FOUR SEASONS
PRIVATE RESIDENCES

SURFSIDE

BISCAYNE POINT

SUBJECT SITE



81ST ST

SOUTHEAST VIEW

12.6 MILES
DOWNTOWN MIAMI

EST 1941
NORMANDY SHORES
GOLF CLUB
MIAMI BEACH

NORTH BAY VILLAGE

NORMANDY ISLE

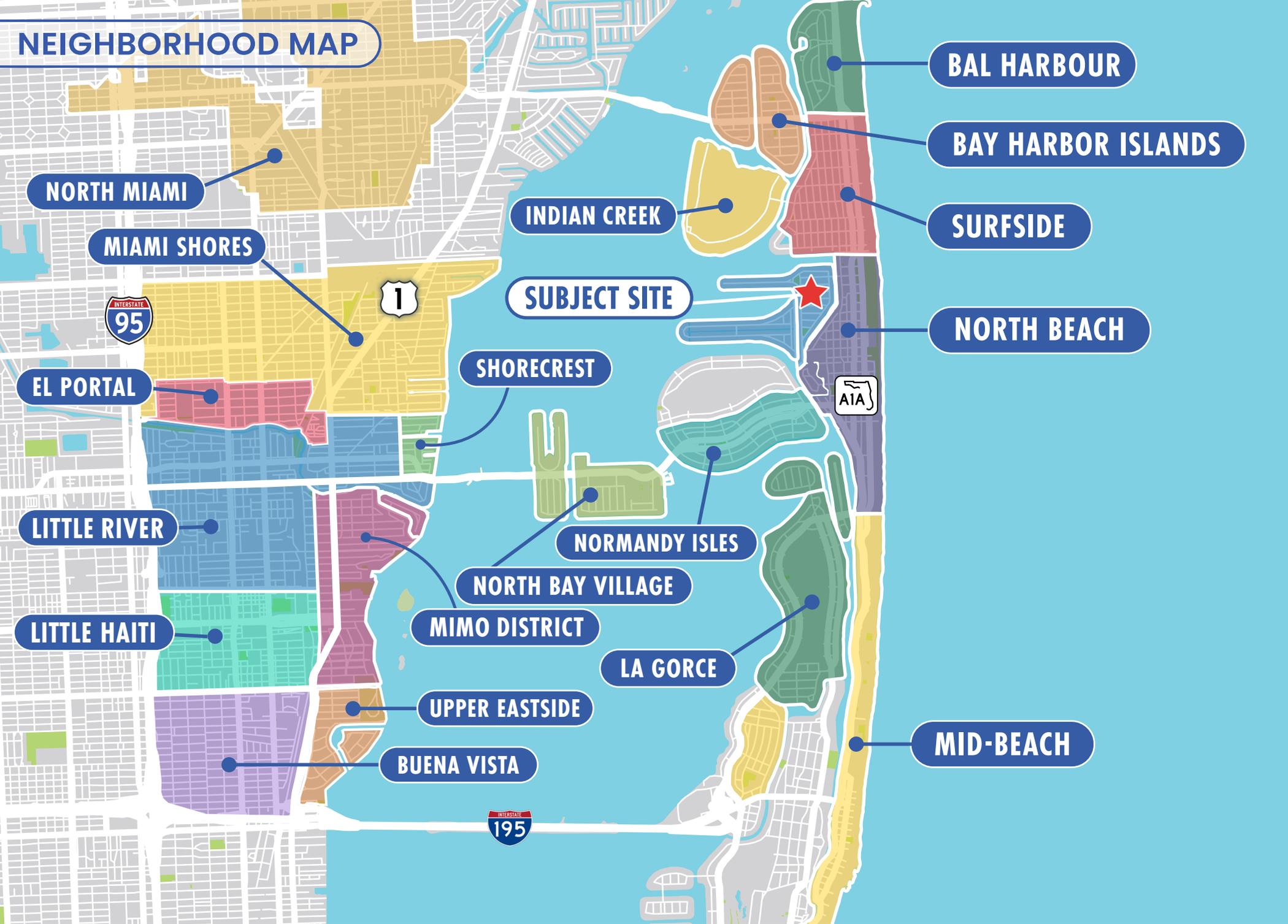
BISCAYNE POINT

87th ST

SUBJECT SITE



NEIGHBORHOOD MAP





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