

PRIME DEVELOPMENT CORNER SITE

FOR SALE



±12,197 SF PARCEL

MIXED USE / ENTERTAINMENT DISTRICT

1475 COLLINS AVENUE
MIAMI BEACH

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Licensed Real Estate Brokers

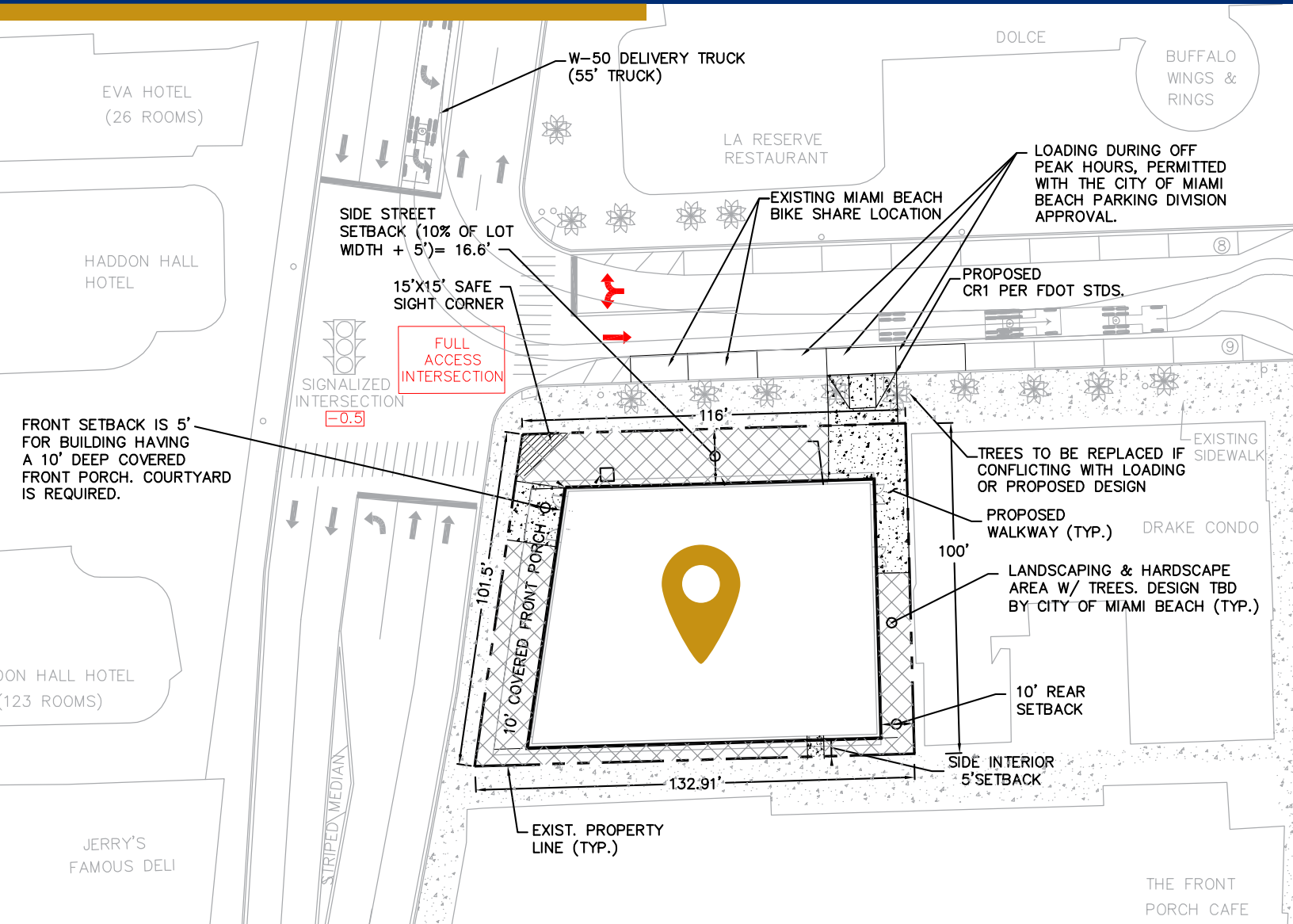
PROPERTY INFORMATION

± 12,400 SF vacant land site located in the heart of the world renown Miami Beach neighborhood.

- The site has 100 feet of street frontage on Collins Avenue. It is zoned Mixed Use Entertainment (MXE-HP) which allows for up to 24,800 SF of buildable area, an FAR of 2.0 with a maximum buildable height of 50 feet.
- MXE-HP zoning allows for commercial, hotel, office, multifamily, mixed use, parking garage and retail.
- In close proximity to “South of Fifth Street” area, Lincoln Road, Ocean Drive, Espanola Way and Nikki Beach.
- Two blocks from the beach and the Atlantic Ocean.



SITE PLAN



This is a unique opportunity for an investor/developer to purchase one of the last remaining vacant undeveloped lots with over 100 feet of frontage on Collins Avenue.

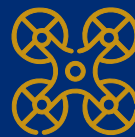
The site sits in the vicinity of some of the most recognizable national retailers, restaurants and hotels along Ocean Drive, Collins Avenue and Washington Avenue. Neighboring restaurants include Yuca 105, Havana 1957, Playa Cafe, Byblos, Chalan on the Beach, Nossa Omakase, among others.

14TH PL.

AERIAL VIEW



Click here for listing information



Click here for aerial video

ZONING ANALYSIS

ZONING ALLOWANCES Maximum Lot Capacity

Folio Number 0232340191230
Address 1475 COLLINS AVE
City Miami Beach

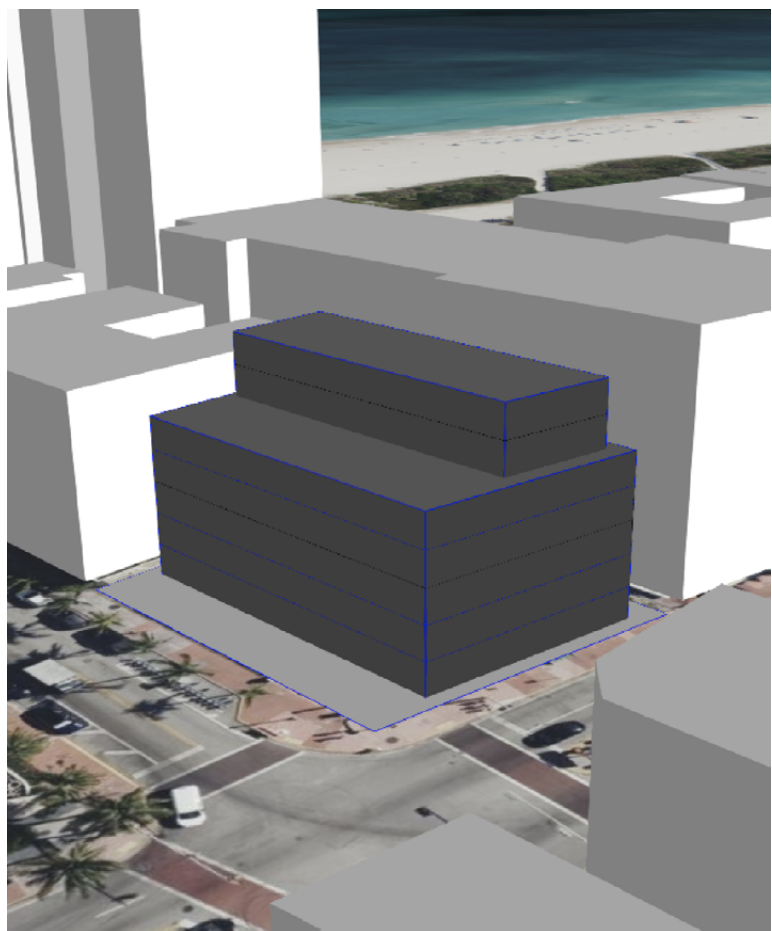
Lot Area 12400 sqft
Zoning Code City of Miami Beach
Parcel Zoning MXE

BUILDING INTENSITY

FAR	2
Maximum Built Area	24,800 ft ²
Building Coverage	N/A
Maximum Building Footprint	8,088 ft ²
Dwelling Units per Acre	100 du/acre
Dwelling Units Allowed	29 units
Maximum Commercial Area	24,800 ft ²
Maximum Office Area	24,800 ft ²
Minimum Open Space	N/A

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	7 Levels
Principal Building Max. Level (Podium)	5 Levels
Principal Tower Allowed Height	2 Levels



Source: Gridics. Inc. 2022

ZONING ANALYSIS

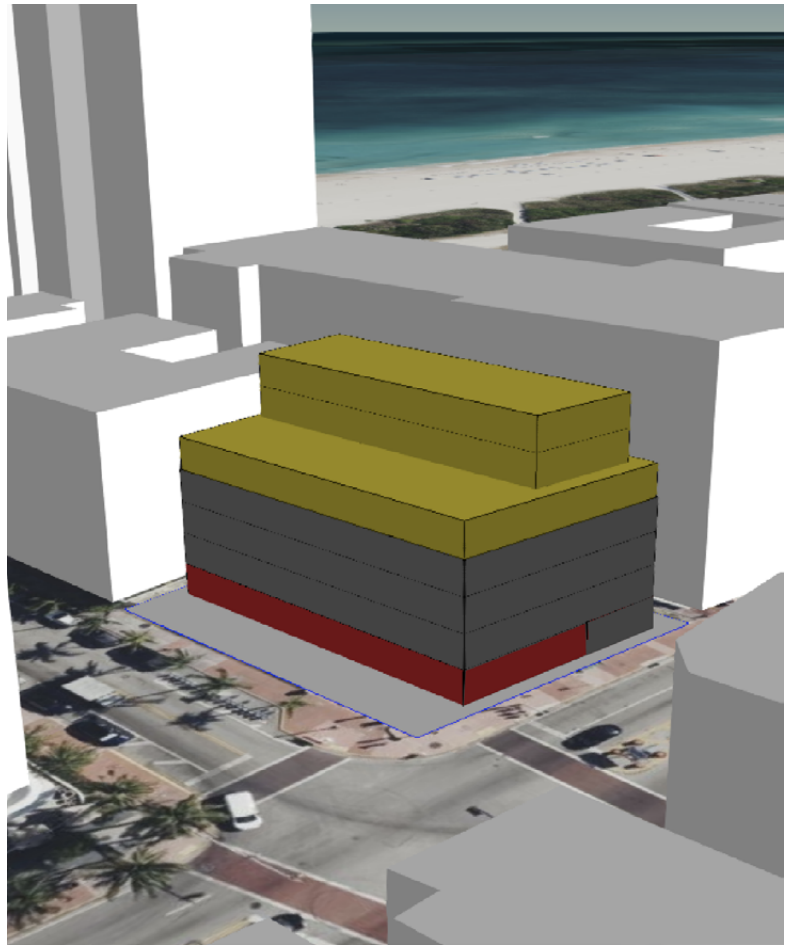
CAPACITY ANALYSIS Maximum Capacity

Folio Number 0232340191230
Address 1475 COLLINS AVE
City Miami Beach

Lot Area 12400 sqft
Zoning Code City of Miami Beach
Parcel Zoning MXE

TOTAL BUILDING AREA (NET)	23,800 ft²
Total Building Height	7 Levels
Maximum Building Footprint	8,088 ft ²
Maximum Tower Footprint	20,000 ft ²
Common Space Area	4,760 ft ²
Building Coverage	N/A
FAR	2
RESIDENTIAL AREA NET	20,300 ft²
Residential Units	29 DU
Residential Units Average Size	700 ft ²
Residential Height (Levels)	3 Levels
COMMERCIAL AREA NET	3,500 ft²
Commercial Height (Levels)	1 Levels
PARKING AREA	24,264 ft²
Total Parking Required	58 Spaces
Parking Structure Height	3 Levels
Total Provided Parking Capacity*	58 Spaces
On-Street Parking Capacity	3 Spaces
Parking Structure Capacity*	58 Spaces
Parking Structure Area	24,264 ft ²

*Note:
Mechanical Parking or Underground parking may be needed.



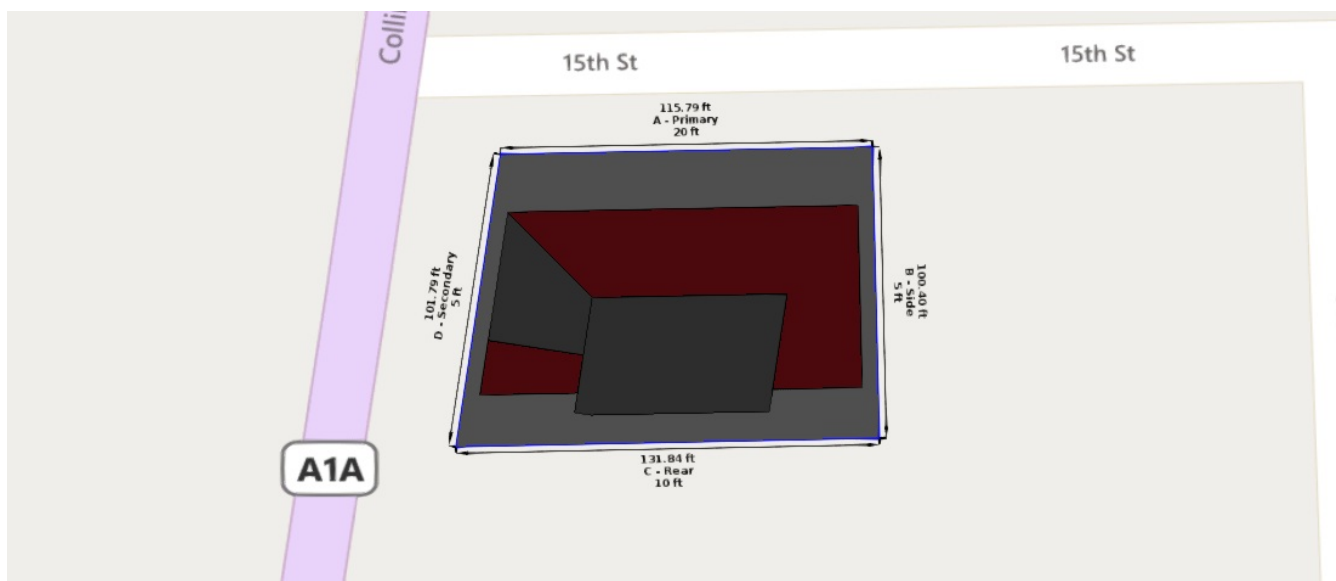
Source: Gridics. Inc. 2022

ZONING ANALYSIS

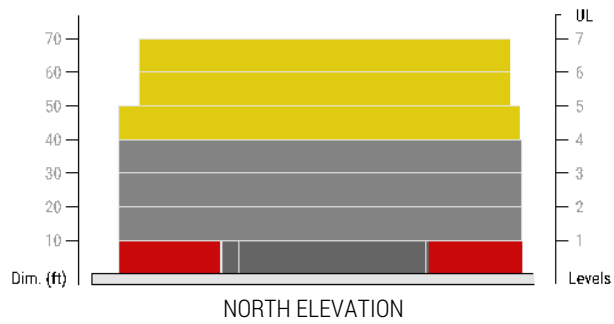
CAPACITY ANALYSIS Illustrations

Folio Number 0232340191230
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Parcel Zoning MXE



SITE PLAN (GROUND LEVEL)



Source: Gridics. Inc. 2022

MIAMI BEACH RECENT LAND SALES

Sale Date	Location	Sale Price	Land Size	Price SF	Acres	Price Acre	Zoning
August 2022	125 Collins Avenue, et al	\$20,000,000	26,000	\$769	0.60	\$33,507,692	RPS-3, Medium-High Density Residential Performance Standard District by the city of Miami Beach, FL
June 2022	1030 6th Street	\$5,700,000	15,000	\$380	0.34	\$16,552,800	C-PS2, Commercial General Mixed-Use District by the city of Miami Beach, FL
June 2022	1656-1680 Alton Road, et al	\$39,300,000	60,000	\$655	1.38	\$28,531,800	CD-2
May 2022	121 Collins Avenue	\$3,500,000	6,500	\$538	0.15	\$23,455,385	RPS-3, Medium-High Density Residential Performance Standard District by the city of Miami Beach, FL
April 2022	1415 Collins Avenue	\$6,025,000	7,980	\$755	0.18	\$32,888,346	MXE
February 2022	2206 Park Avenue	\$13,500,000	17,040	\$792	0.39	\$34,510,563	CD-3
December 2021	1151 Washington Avenue	\$5,950,000	10,400	\$572	0.24	\$24,921,346	CD-2
September 2021	1520 Alton Road	\$4,050,000	7,500	\$540	0.17	\$23,522,400	CD-2
June 2021	411 Michigan Avenue	\$7,000,000	21,000	\$333	0.48	\$14,520,000	C-PS2, Commercial General Mixed-Use District by the city of Miami Beach, FL
June 2021	912-918 4th Street	\$3,007,000	6,996	\$430	0.16	\$18,722,830	RPS-1, Residential Performance Standard District, Medium-Low Density by the city of Miami Beach, FL
May 2021	1234-1260 Washington Avenue	\$20,000,000	33,525	\$597	0.77	\$25,986,577	CD-2
April 2021	1790 Alton Road	\$4,000,000	10,200	\$392	0.23	\$17,082,353	CD-2
September 2021	1501 Collins Avenue	\$47,000,000	54,298	\$866	1.25	\$37,705,256	MXE

AERIAL VIEW



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