



BYRON AVENUE SUITES MIAMI BEACH

7320 BYRON AVE, MIAMI BEACH, FL 33141

PRESENTED BY:

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MIAMI BEACH STR & HOTEL OUTLOOK

- Strong Market Fundamentals.
- Global Destination Appeal Miami Beach remains one of the top international leisure and lifestyle destinations, drawing both U.S. and overseas travelers.
- Positive Demand Drivers.
- Event-Driven Tourism Major annual events (Art Basel, Miami Music Week, Formula 1, Copa America, etc.) continue to lift hotel & STR performance.
- Neighborhood Transformation; North Beach is benefitting from large-scale civic investments, upgraded public amenities, and billions in nearby private development, supporting long-term lodging demand.

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MIAMI BEACH STR & HOTEL OUTLOOK

- Diversified Traveler Base Blending business, leisure ("bleisure"), and group travel provides resilience across seasons.
- Favorable Investment Landscape.
- High ADR with Growing Rev PAR operators continue to command premium rates with long-term upside as occupancy normalizes.
- Resilient STR Segment Miami Beach remains one of the strongest U.S. markets for short-term rentals, with strong ADR and demand for boutique product.
- Barrier to Entry Limited new supply due to zoning, licensing, and regulatory restrictions reinforces value of licensed, stabilized assets like 7320 Byron Ave.

••••• PROPERTY SUMMARY •••••

- Byron Avenue Suites is a ready-to-operate, 16-apartment licensed hotel located just 1,500 feet from the beach, within walking distance of the North Beach Bandshell, and directly across from the North Shore Tennis Center.
- Unit Mix: 2 2-bedroom apartment / 9 1-bedroom apartment / 5 studio.
- All apartments feature kitchenettes with sink, fridge and a microwave. They are all fully equipped.
- Positioned at the heart of a neighborhood undergoing massive transformation, the property is uniquely placed to capture rising demand and higher revenue as major public and private projects reshape North Beach.
- Rare opportunity to own a stabilized, recertified building with immediate operational upside.

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PROPERTY HIGHLIGHTS



Asking price	\$4,590,000
Building size	9,127 SF
Lot size	7,500 SF
Number of keys	16
Year built	1941
Renovated	2022
40 - year rectification	COMPLETED



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INVESTMENT APPEAL ●●●●●

- **Fully Licensed:** Hospitality asset in one of Miami Beach's fastest-transforming districts.
- **Entry-Level Opportunity:** 16 apartments and manageable, cost-effective, ideal for first-time hotel investors, owner-operators, private investors.
- **Prime Surroundings:** Luxury residential, civic & mixed-use projects fueling long-term appreciation.
- **Stabilized Asset:** Recertified building with immediate operational upside.



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COMPETITIVE EDGE ●●●●●

- **Licensing Advantage:** Rare grandfathered hotel license, preserving a significant barrier to entry for competitors.
- **Modern Renovations (2022):** Conversion to next-generation mini-split AC systems Installation of new kitchenettes, new doors & outdoor light fixtures, new security camera system and new FF&E package throughout.
- **Recertified** building that protects the investment. The property has recently passed the 40- year recertification.
- **Guest Reputation:** 5.0/5 on Google - The highest-rated property and guest experience in North Beach on booking.com among 1,200 + listings.

<https://maps.app.goo.gl/8ZGxh9dt35ivpFes9>
<https://www.booking.com/hotel/us/byron-avenue-suites.html>

Byron Avenue Suites



9,8

Excepcional · 149 comentarios

Byron Avenue Suites

5.0 ★ (199) · Hotel de 3 estrellas

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UPSIDE OPPORTUNITY ●●●●●



- **Direct Booking Site:** Capturing 15% + returning guests, cut OTA commissions.
- **On-Site Laundry:** Use of existing plumbing for guest/back-of-house laundry.
- **Outdoor Activation:** Add Jacuzzi & outdoor seating to boost booking flow.
- **Strong Financials:** High revenues with stellar margins.
- **Lean Operations:** Minimal operating expenses through efficient in place management.
- **Stabilized Returns:** Property has achieved 8% cap rate.

As of Q1 2026, the property's top line revenues are up 11% Year over Year, and we expect this trend to continue throughout the year.

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PERFORMANCE ●●●●●

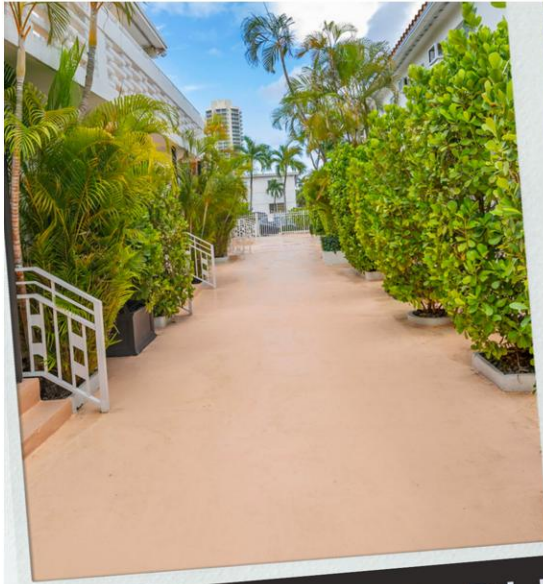
Total Income	~\$700,000.0
NOI	~\$400,000.00
CAP	8.5%

*Due to the nature of this transaction, access to detailed financial information is restricted. Upon successful qualification, a signed Non-Disclosure Agreement (NDA) will be required prior to the release of any sensitive financials or supporting documentation.



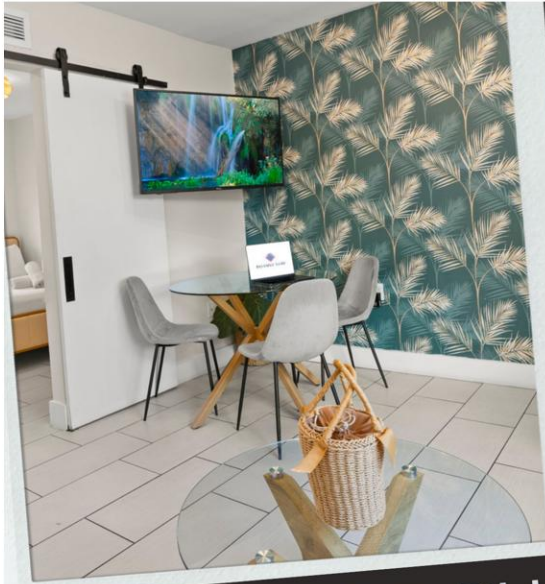
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EXTERIOR PHOTOS





INTERIOR PHOTOS



●●●● HOSPITALITY COMPS ●●●●

M BOUTIQUE
6945 Abbott Ave.



Sale Date	20-Nov-24
Sale Price	\$4,000,000
Price / SF	\$444,44
Price / Door	\$333,333

NEW HOTEL
7337 Harding Ave.



Sale Date	28-Feb-24
Sale Price	\$3,000,000
Price / SF	\$552,59
Price / Door	\$300,000

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MULTIFAMILY COMPS



7615 Harding Ave.



Sasle Date	23-Dec-24
Sale Price	\$1,450,000
Price / SF	\$538,43
Price / Door	\$362,500

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NORTH BEACH AREA



- Neighborhood Undergoing Rapid Transformation.
- North Beach is experiencing one of the most ambitious waves of investment in Miami Beach, with new luxury residential towers, public amenities, and mixed-use projects reshaping the area.
- This transformation is creating vibrant, walkable, and highly desirable district, driving both property values and rental demand.
- Civic anchor under construction. 72nd Street Community Complex (between Collins & Harding) 50m competition pool + 25m multipurpose pool, ~7,500 sf library/media center, ~10,000 sf retail, fitness/track, ~500 parking spaces, and ~3-acre park.

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NORTH BEACH AREA



- Town Center densification. Pipeline elements include a ~176,656 sf tower with ~232 apartments, ~16,045 sf retail, ~147 parking, plus a separate mixed-use plan with a ~30,089 sf Target anchoring ~170 apartments above—bringing daily foot traffic and services within the district.
- Tourism/lifestyle lift. Landmark Deauville site moving toward luxury condo-hotel replacement—repositioning the ocean front and boosting hospitality/tourism gravity for North Beach
- Immediate amenity proximity for 7320 Byron. Steps to North Beach Band shell and North Shore Park & Tennis Center—prime draw for events and recreation targeting nightly/weekly stays.
- Walkable, amenitized micro-hub: New civic complex + Town Center retail means more daily traffic and services within a 5-minute walk.

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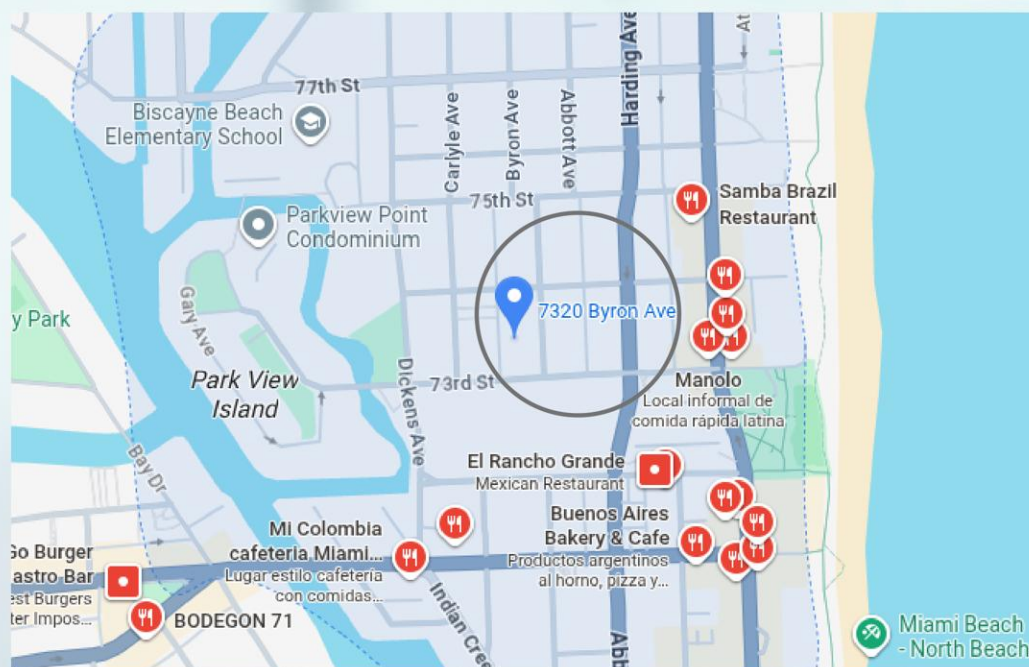


NORTH BEACH AREA





MAP LOCATION



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