

MIXED-USE BUILDING FOR SALE



826 COLLINS AVENUE
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL SALES

PROPERTY OVERVIEW

ADDRESS 826 Collins Avenue,
Miami Beach, Florida 33139

BUILDING SIZE ± 3,300 SF Residential
± 6,700 SF Commercial
± 10,000 SF TOTAL

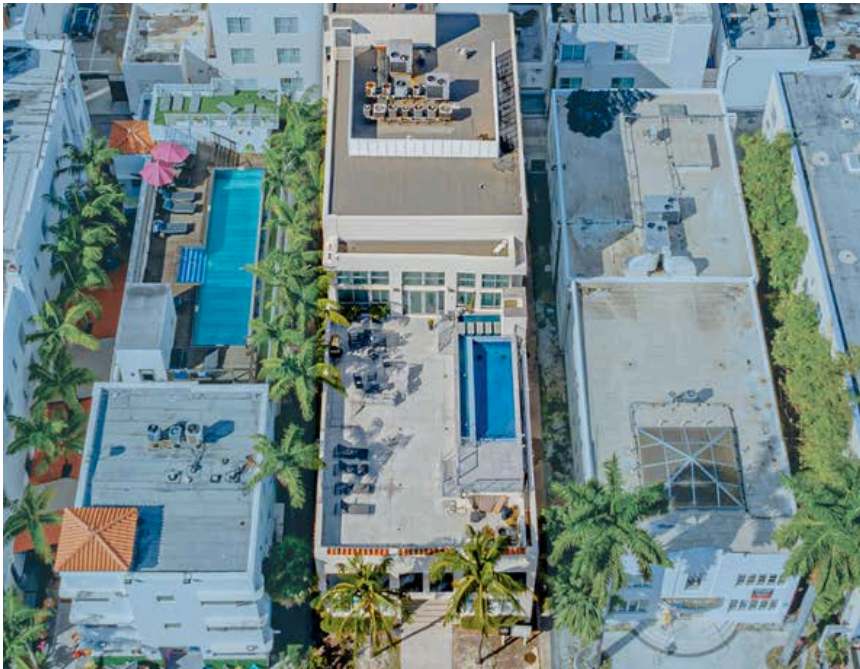
LOT SIZE ± 7,000 SF

INTERSECTION Between 8th and 9th Street on
West Side of Collins Avenue

FOLIO 02-4203-004-0470

FRONTAGE ± 50 FT on Collins Avenue

ZONING MXE Mixed-use Entertainment



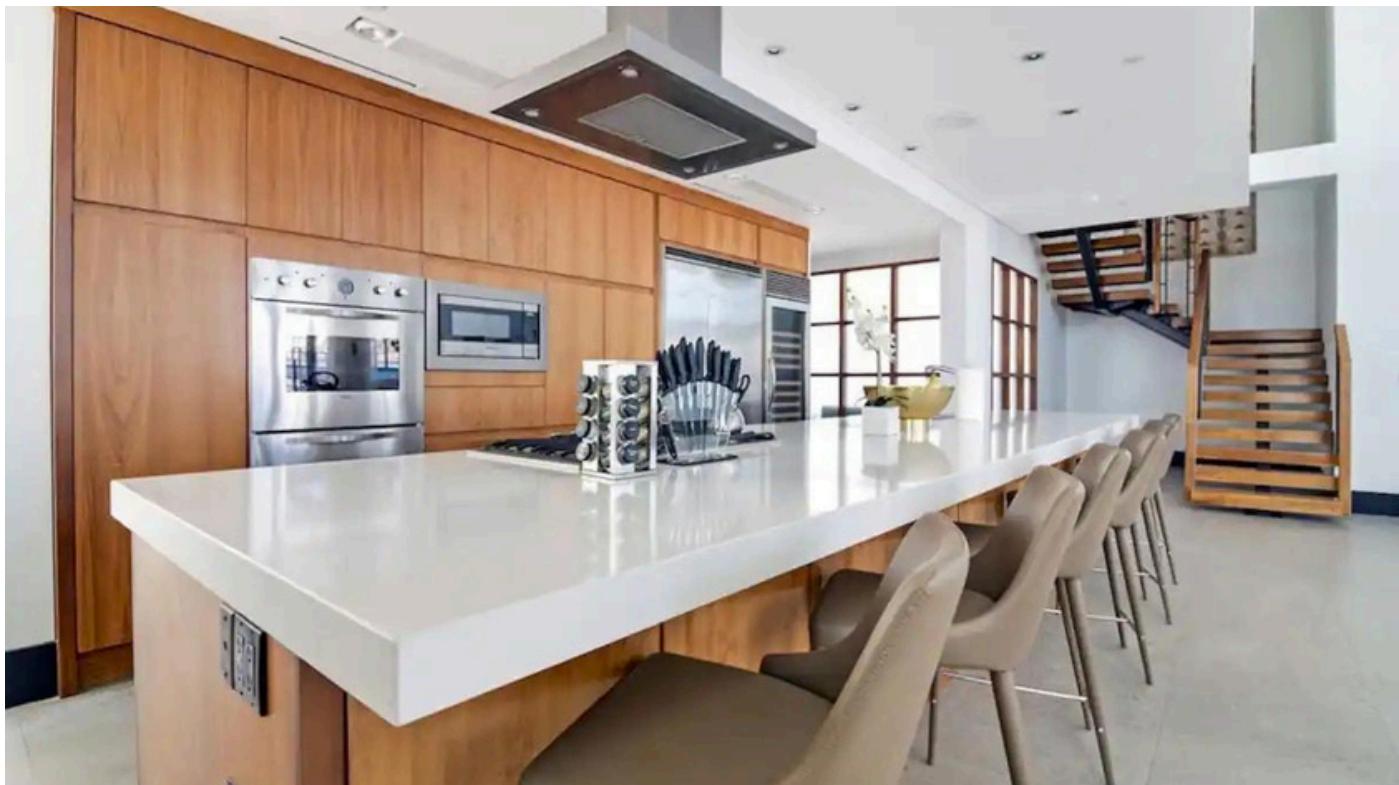
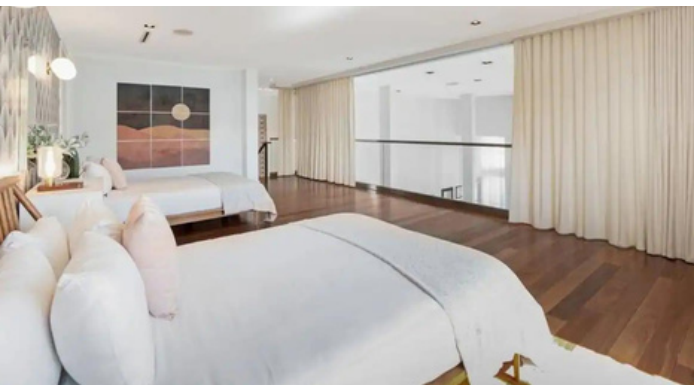
Discover a unique investment opportunity with this 10,000 SF + mixed-use commercial property located on the iconic Collins Avenue, just one block from Ocean Drive and the pristine Miami Beach shores.

Situated in the sought-after MXE Zoned entertainment district, this three-story property offers a blend of luxury and versatility. The top floor features an exclusive three-bedroom penthouse, currently leased to national short-term rental operator. This luxury penthouse is complete with a private rooftop deck, pool and a two-car garage. On the ground floor, you'll find a prime 4,300 SF flagship retail space, formerly home to Levi Jeans, ready to accommodate the next high-profile tenant. The second floor boasts two 1,162 SF office/apartment spaces, perfect for businesses seeking a prestigious South Beach address with excellent visibility.

This property represents a rare value-add opportunity in the heart of a vibrant commercial corridor, making it an ideal investment for those looking to capitalize on Miami Beach's dynamic market.

STREET VIEW





HIGHLIGHTS

FLEXIBLE ZONING

MXE - Mixed-use Entertainment zoning allows for a variety of uses, including hotel, retail, apartment, and office.

EXCLUSIVE PARKING

Includes a rare two-car garage at the back of the property, a valuable asset in this high-demand area.

FLEXIBLE SECOND FLOOR

Two 1,162 SF office/apartment spaces are available, ideal for businesses such as offices, salons, or studios looking for a prestigious South Beach address with signage and presence.

IDEAL FOR OWNER-USERS

Perfect for a retail or office owner-user looking to offset expenses with cash flow from the luxury apartment lease.

PRIME VISIBILITY AND SIGNAGE

Excellent visibility and signage opportunities on Collins Avenue, just one block west of Ocean Drive and the beach.

LUXURY PENTHOUSE APARTMENT

3,300 SF three-bedroom penthouse with a rooftop deck and swimming pool, currently leased to a national short-term rental operator for stable income.

HIGH VISIBILITY AND FOOT TRAFFIC

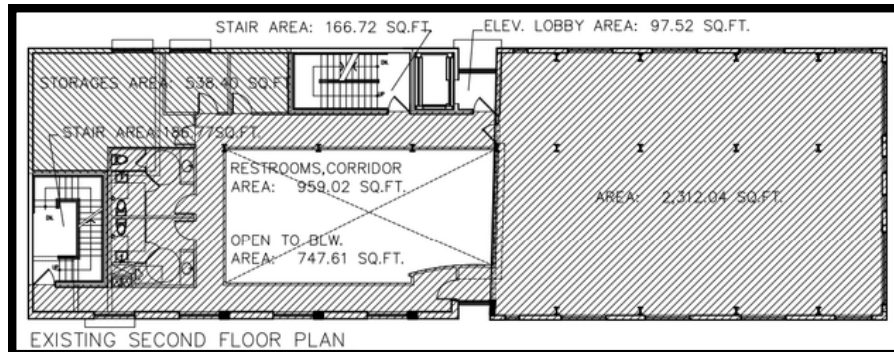
Located in a bustling area known for its vibrant nightlife, shopping, and tourism, ensuring strong exposure for both retail and office tenants.



FLOOR PLANS

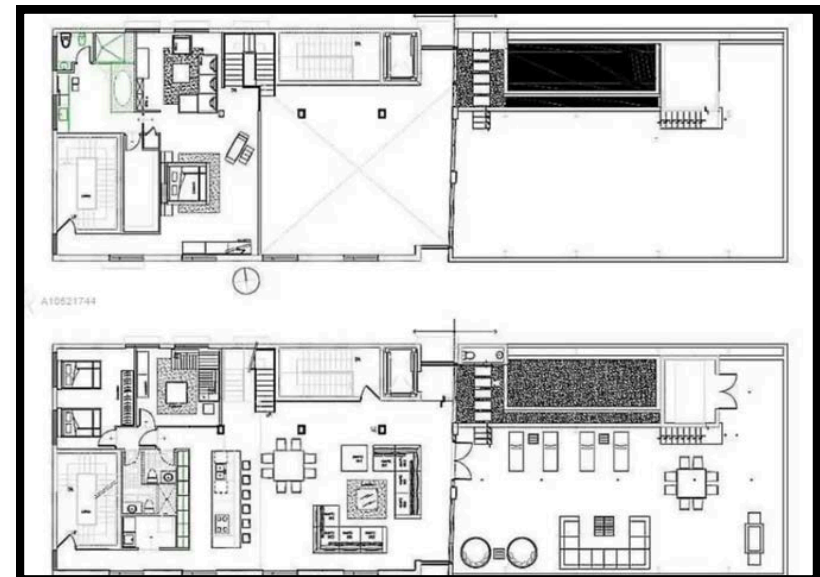


**GROUND FLOOR
RETAIL**



**SECOND FLOOR
OFFICE/APARTMENT**

**THIRD FLOOR PENTHOUSE
LOFT LAYOUT**



RETAILER MAP

MIAMI BEACH

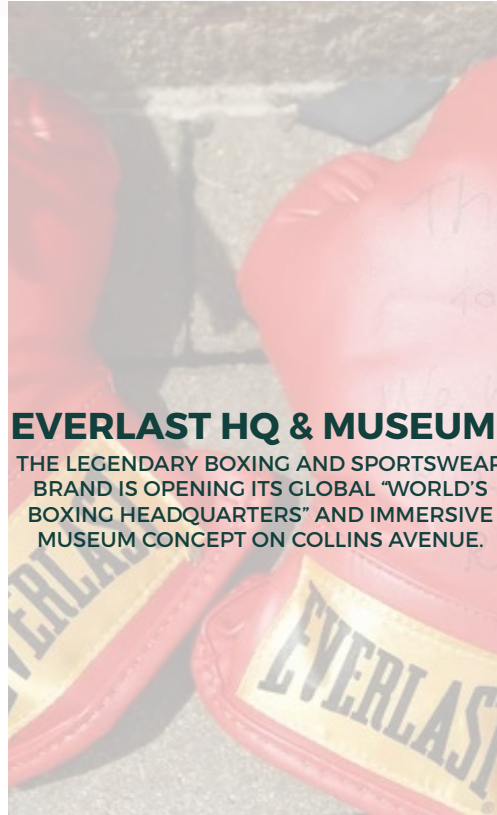


COLLINS AVENUE NEW ON THE BLOCK



VIVIENNE WESTWOOD

THE ICONIC BRITISH LUXURY FASHION HOUSE IS BRINGING ITS FIRST MIAMI FLAGSHIP TO COLLINS AVENUE IN SOUTH BEACH, SIGNALING A MAJOR REVIVAL OF THE HISTORIC RETAIL CORRIDOR AS LUXURY BRANDS RETURN TO THE AREA.



EVERLAST HQ & MUSEUM

THE LEGENDARY BOXING AND SPORTSWEAR BRAND IS OPENING ITS GLOBAL "WORLD'S BOXING HEADQUARTERS" AND IMMERSIVE MUSEUM CONCEPT ON COLLINS AVENUE.



TERRIOR WINE CLUB

MIAMI BEACH'S FIRST MEMBERS-ONLY WINE CLUB IS OPENING AT 616 COLLINS AVENUE, BRINGING A LUXURY WINE, DINING, AND CULTURAL DESTINATION TO SOUTH BEACH WITH PRIVATE CELLARS, MICHELIN-LEVEL CULINARY PROGRAMMING, AND EXCLUSIVE SOCIAL EXPERIENCES.



UNDISCLOSED TENANT

ANOTHER MAJOR TENANT SET TO BE DISCLOSED SOON IS EXPECTED TO FURTHER ELEVATE COLLINS AVENUE'S RESURGENCE.



NEARBY SALES



751 COLLINS AVENUE
RETAIL
\$2,850,000
SOLD 06/2026
FORMER ALDO RETAIL CONDO



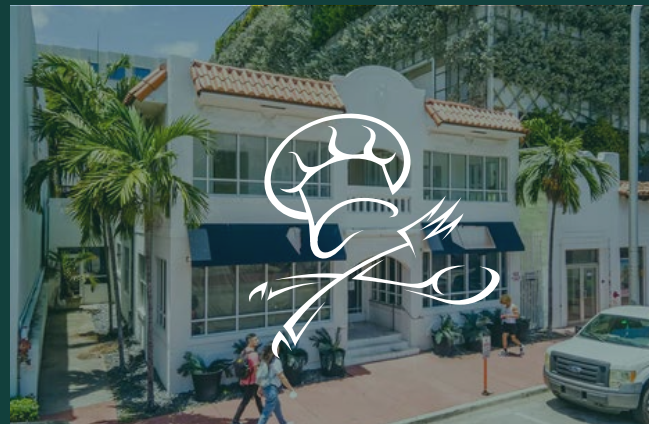
740 COLLINS AVENUE
RETAIL
\$5,250,000
SOLD 01/2026
CURRENTLY SHOE PALACE



736 COLLINS AVENUE
VIVIENNE WESTWOOD
\$6,050,000
SOLD 09/2024
FORMER GUESS



614 COLLINS AVENUE
TERRIOR WINE CLUB
\$5,700,000
SOLD 06/2024
FORMER TOMMY HILFIGER



624 COLLINS AVENUE
MICHELIN CHEF RICHARD NEAT
\$6,000,000
SOLD 07/2023
FORMER CLUB MONACO



919 COLLINS AVENUE
RETAIL
\$5,700,000
SOLD 08/2023
CURRENTLY SHEPHERD ARTISAN COFFEE

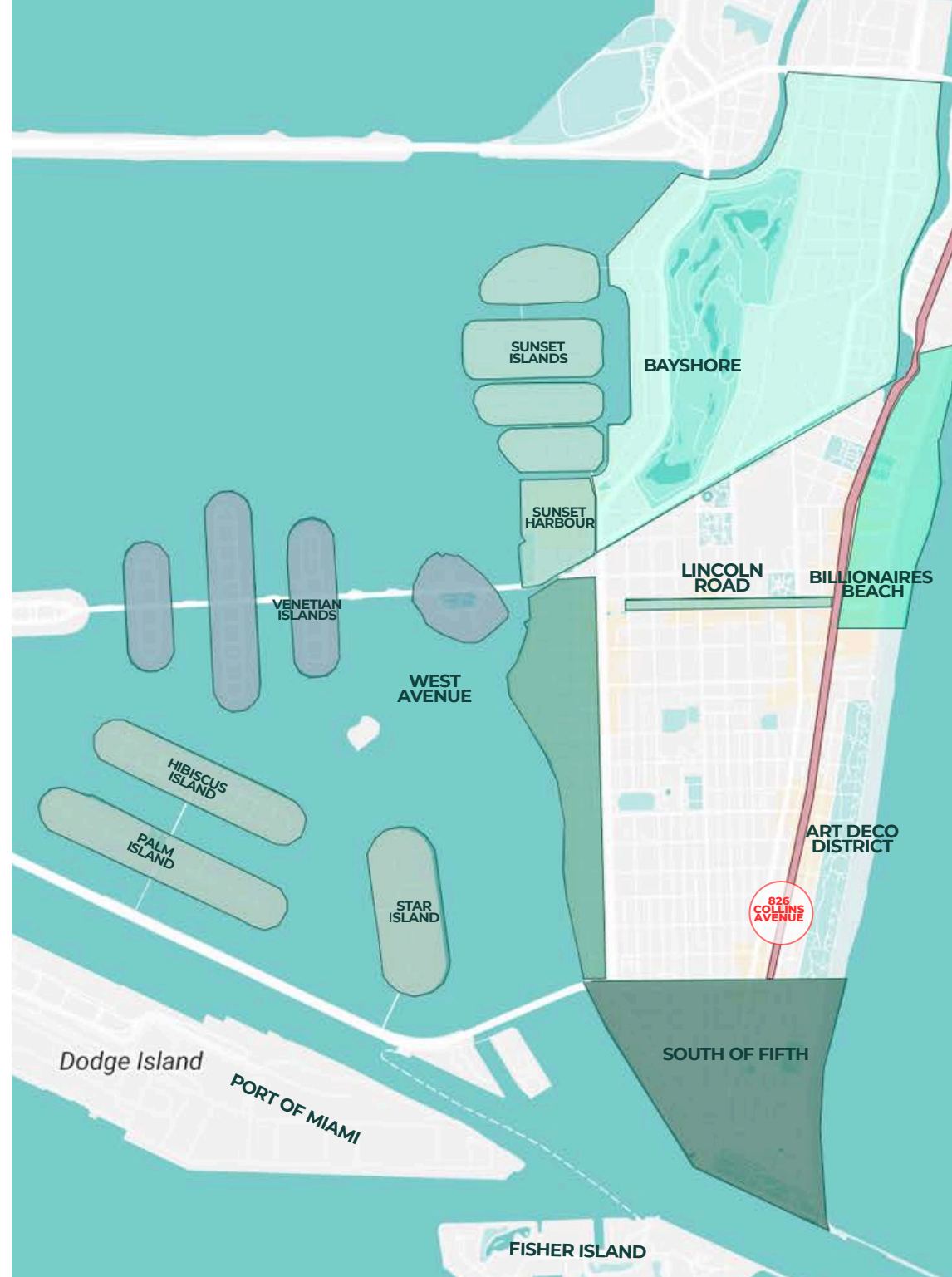


LOCATION OVERVIEW

Positioned at the vibrant intersection of South Beach's most sought-after corridors, 826 Collins Avenue offers unparalleled proximity to the neighborhood's defining cultural, culinary, and lifestyle destinations, all within moments of one another.

- **SOUTH OF FIFTH 3 MIN WALK | 0.2 MI** Miami Beach's most exclusive residential enclave, defined by ultra-luxury condos, pristine beachfront, and premier dining just steps from the property.
- **BILLIONAIRES BEACH 8 MIN DRIVE | 1.6 MI** The ultra-luxury strip anchored by 1 Hotel and the W Hotel at 23rd Street, where oceanfront estates and five-star resorts command the Collins Avenue skyline.
- **LINCOLN ROAD 12 MIN WALK | 0.8 MI** South Beach's iconic open-air promenade, brimming with acclaimed dining, boutique shopping, art galleries, and vibrant cultural events year-round.
- **SUNSET HARBOUR 18 MIN WALK | 1.2 MI** A chic bayfront neighborhood beloved by locals for its curated mix of waterfront dining, independent boutiques, and laid-back coastal energy.

826 Collins is strategically positioned within the heart of Miami Beach, just steps from South Beach's premier hospitality, retail, dining, and entertainment destinations. Surrounded by luxury hotels, world-renowned restaurants, vibrant nightlife, and the iconic Ocean Drive and Collins Avenue corridors, the Property benefits from pedestrian activity and exceptional visibility within one of the most internationally recognized beach markets in the world.



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INHOUSE
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FOR MORE INFORMATION, PLEASE CALL

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The investment opportunity is offered on an "as-is, where-is" basis without any representation or warranty and only to select investors registered through an executed Confidentiality Agreement. Preference will be given to those investment offers that reflect the most comprehensive underwriting and the fewest or no due diligence requirements or other conditions to close. Investors should be prepared to disclose their sources of funds and any approval process necessary to close the transaction. **COMMUNICATION** All communications, inquiries and requests should be addressed directly to INHOUSE COMMERCIAL SALES. In no event shall Prospective Purchasers contact any employee, consultant, or tenant with regards to the offering, without the prior express written consent of the Owner or INHOUSE COMMERCIAL SALES. Any unauthorized contact will result in the Prospective Purchaser being disqualified from consideration to purchase the Property. **TRANSACTION COSTS** Each Prospective Purchaser shall be responsible for any and all costs, expenses (including legal fees) associated with their inspection and due diligence efforts pertaining to the Property Documents provided upon request.