

1661 WEST AVENUE

Covered Land and Redevelopment Opportunity

08/07/2026

EXECUTIVE SUMMARY

1661 West Avenue presents a premier acquisition opportunity in the heart of a resilient corridor in Miami Beach. Anchored by the United States Postal Service (USPS), the asset provides immediate sovereign credit cash flow. Beyond NOI, this site offers a rare canvas for a visionary investor to shape the future of Miami Beach, contributing to the continued evolution and sophistication of this world-class destination.

Credit-Tenant Stability: Current operations are anchored by the USPS, providing a recession-resistant income stream and notable downside protection.

Infrastructure Injection: The site is a beneficiary of "The Public Infrastructure Injection" ("The Miami Beach Phase II"). This includes comprehensive street raising and modernized utility mains, designed to enhance long-term property resilience and value.

CONTEXTUAL LOCATION MAPPING



Locational Synergy: Immediate neighbors include flags like Publix on the Bay, The Fresh Market, and the 17 WEST development.

STRATEGIC VALUE PILLARS

Covered Land Mechanics

Credit tenant yield during pre-development underwriting and design phases. Anchored by the United States Postal Service (USPS).

Public Infrastructure Injection

"The Public Infrastructure Injection" ("The Miami Beach Phase II"). Comprehensive street raising and modernized utility mains

Location & Market Dynamics

The West Avenue corridor continues to evolve as a luxury district for residents, professionals, and visitors.

Create a Concept

Perform a due diligence investigation and propose a transformative vision for this landmark CD-2 zoned lot.



\$4,590,000

PRICE



4.7%

CAP RATE (Proforma)

CD-2

ZONE

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