



FOR SALE
DEVELOPMENT SITE

7711 CARLYLIE AVE
MIAMI BEACH, FL 33141

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Executive Summary

The 5,650 SF development site at 7711 Carlyle Ave presents a compelling infill opportunity in the North Beach submarket of Miami Beach, an emerging residential corridor experiencing increased investor interest and ongoing public and private investment. The area benefits from its proximity to Collins Avenue and the beachfront, while remaining well-connected to Mid-Beach, Surfside, Bal Harbour, and the broader urban core of Miami, attracting both local and out-of-state capital seeking exposure to Miami Beach's evolving northern corridor.

The property benefits from strong accessibility to major thoroughfares including Collins Avenue and 71st Street, providing convenient connectivity throughout Miami Beach and to mainland Miami via key east-west corridors. Its location within a walkable, supply-constrained coastal neighborhood supports continued demand from developers targeting boutique residential projects in a high-barrier-to-entry market.

Zoned RM-1, the site permits low-intensity multifamily residential development, making it well-suited for boutique apartment or residential redevelopment consistent with the surrounding neighborhood fabric.

Overall, the property represents a strategically located residential development opportunity in North Beach, appealing to developers and investors seeking to capitalize on the continued growth and transformation of Miami Beach's northern submarket.



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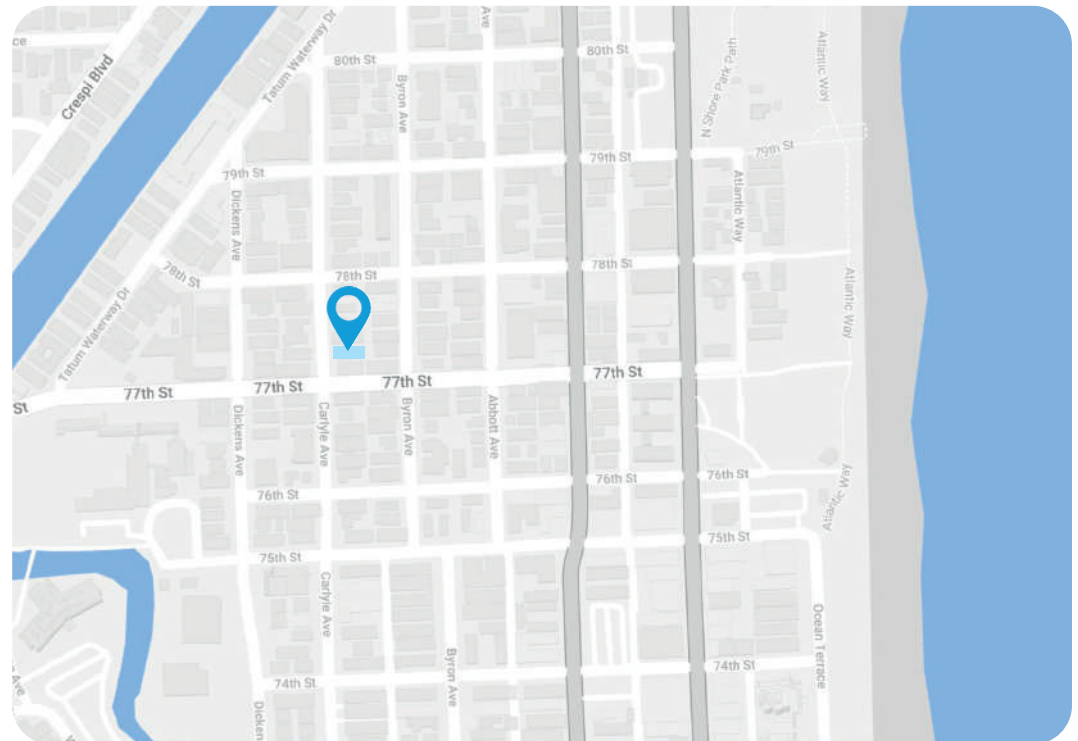
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Investment Highlights:

- ▶ **±5,650 SF development site** located in the North Beach submarket of Miami Beach.
- ▶ **Zoned RM-1**, permitting low-intensity multifamily residential development consistent with the surrounding neighborhood.
- ▶ **Infill development opportunity** in a supply-constrained coastal market with limited available land.
- ▶ Located just steps from Collins Avenue and the beachfront, within a walkable residential neighborhood.
- ▶ Strong connectivity via 71st Street and Collins Avenue, with convenient access to mainland Miami.
- ▶ Positioned within an emerging submarket experiencing ongoing public and private investment and redevelopment.
- ▶ Suitable for boutique residential development targeting Miami Beach's evolving North Beach corridor.
- ▶ **Well-suited for** warehouse, distribution, storage, flex industrial, or service-oriented uses **in a supply-constrained central Miami submarket.**

Offering Summary:

SALES PRICE:	\$1,300,000
TOTAL LOT SIZE:	5,650 SF
PRICE/SF/LAND:	\$230 SF
ZONING:	RM-1
ASSET TYPE:	Development Site / Approved Project
SUBMARKET:	Miami Beach
APPROVED PLAN SITE:	YES
APPROVED PROJECT HEIGHT:	3 Stories
APPROVED PROJECT BLDG AREA:	8,685 SF



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Approved Plans:

PROJECT METRICS

PROJECT TYPE:	Residential / multi-family
PROJECT STATUS:	Pull Permits & Pay Fees
PROGRAM:	By-Right
PROJECT DENSITY:	7 Units
APPROVED PROJECT HEIGHT:	3 Stories
APPROVED PROJECT BLDG AREA:	8,685 SF
PROJECT PARKING SPACES:	NON- REQUIRED*

UNIT MIX

TYPE	N. OF UNITS	SF
2 BED / 1 BATH	4	683 SF +/-
2 BED / 2 BATH?	3	1,192 SF +/-
TOTAL	7	

PROJECT STATUS



Renderers: [Due Diligence Folder w/ Survey & Plans Attach](#)

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Property Location:

7711 Carlyle Ave is located in the North Beach neighborhood of Miami Beach, a coastal submarket experiencing increasing redevelopment activity as investment continues to expand north from Mid-Beach and Surfside. The surrounding area has seen a steady influx of residential repositioning and public improvements, reflecting the broader evolution of Miami Beach's northern corridor.

The property benefits from close proximity to key destinations including Collins Avenue, the North Beach Town Center, Mid-Beach, and Bal Harbour, while remaining well-connected to mainland Miami via major east-west corridors. This positioning places the site within a submarket that continues to attract developers and investors seeking infill residential opportunities in a supply-constrained coastal environment.

Connectivity to primary thoroughfares such as Collins Avenue and 71st Street provides efficient access throughout Miami Beach and to the greater Miami metropolitan area. This accessibility supports sustained demand for residential development in a walkable, amenity-rich neighborhood with proximity to the beachfront.

Zoned RM-1 and comprising a ±5,650 SF development site, the property represents a well-located opportunity within Miami Beach's North Beach submarket, appealing to developers seeking boutique residential projects in an area undergoing continued growth and reinvestment.



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BIRDS EYE VIEW



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EAST VIEW



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NORTH VIEW

Indian Creek

Surfside

Bal Harbour



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WEST VIEW

North Bay Village

Indian Creek

Normandy Shores

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SOUTH VIEW

Miami Beach

South Beach

Brickell

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