



FOR SALE

8011, 8017, 8021, 8035 HARDING AVE
MIAMI, FL 33136

NORTH BEACH ASSEMBLAGE

STL
COMMERCIAL

OVERVIEW

STL Commercial has been exclusively retained by ownership to arrange the sale of a premier development site located at 8035 Harding Avenue in Miami Beach's North Beach neighborhood. The property is zoned RM-1; however, it is in an overlay that allows hotel use. The site totals around 22,000 square feet with around 200 feet of frontage on Harding Ave. This assemblage provides a unique opportunity for investors to deliver a signature project in one of Miami Beach's growing submarkets.

SITE SUMMARY

LOT SIZE: 22,000 SF

MAX HEIGHT: 50 Feet

MAX FAR: 1.25

FRONTAGE DESCRIPTION: Approx 200 FT On Harding

ZONING: Miami Beach - RM-1

SALES PRICE: \$11,800,000

INVESTMENT HIGHLIGHTS

- PROMINENT EXPOSURE ALONG HARDING AVENUE
- ONE BLOCK AWAY FROM THE BEACH
- NEXT TO CITY OWNED PUBLIC PARKING
- DEVELOPMENT FLEXIBILITY FOR RESIDENTIAL AND HOTEL



NORTH BEACH ASSEMBLAGE
8011,8017,8021,8035 HARDING AVE - MIAMI BEACH, FL 33141

ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

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LOCATION DESCRIPTION

The Property is located on 80th and Harding Avenue in North Beach. This narrow stretch of Miami Beach sits between 63rd Street and Indian Creek Drive to the south and 87th Terrace to the north.

The subject property is conveniently located about one block away from the beach and across the street from Miami Beach public parking, offering unobstructed water views for the foreseeable future.

The property also benefits from several proposed and upcoming development projects. Once overlooked in favor of South Beach and Mid Beach, North Beach is now having its moment.

Eight residential projects across North Beach are now under construction or in active sales.

This wave of development will add more than 1,300 new residences. Prices start at \$550,000 for studios and climb past \$6 million for oceanfront penthouses.



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ZONING INFO

The subject property is zoned RM-1. Hotels are permitted for this specific street, which is scarce with RM-1. The RM-1 permitted uses include apartment, suite, and standard hotels for properties fronting Harding Avenue. The city created a short-term rental district along Harding Avenue which supports nightly or weekly operation rather than long-term leases.

RM-1 treats alcoholic beverage establishments as prohibited unless specified as an accessory use associated with a hotel use. The property's flexible zoning, prime visibility, and access to multiple development options offers an exceptional opportunity for a mixed-use project that blends modern living, hotel use and retail in one of Miami's most dynamic and rapidly evolving neighborhoods.

ZONING SUMMARY

ZONING: RM-1 Miami Beach

OVERLAY DISTRICT: North Beach Commercial Character Overlay

LOT AREA: 22,000 SF (0.51Acres)

MAX HEIGHT: 50 FT

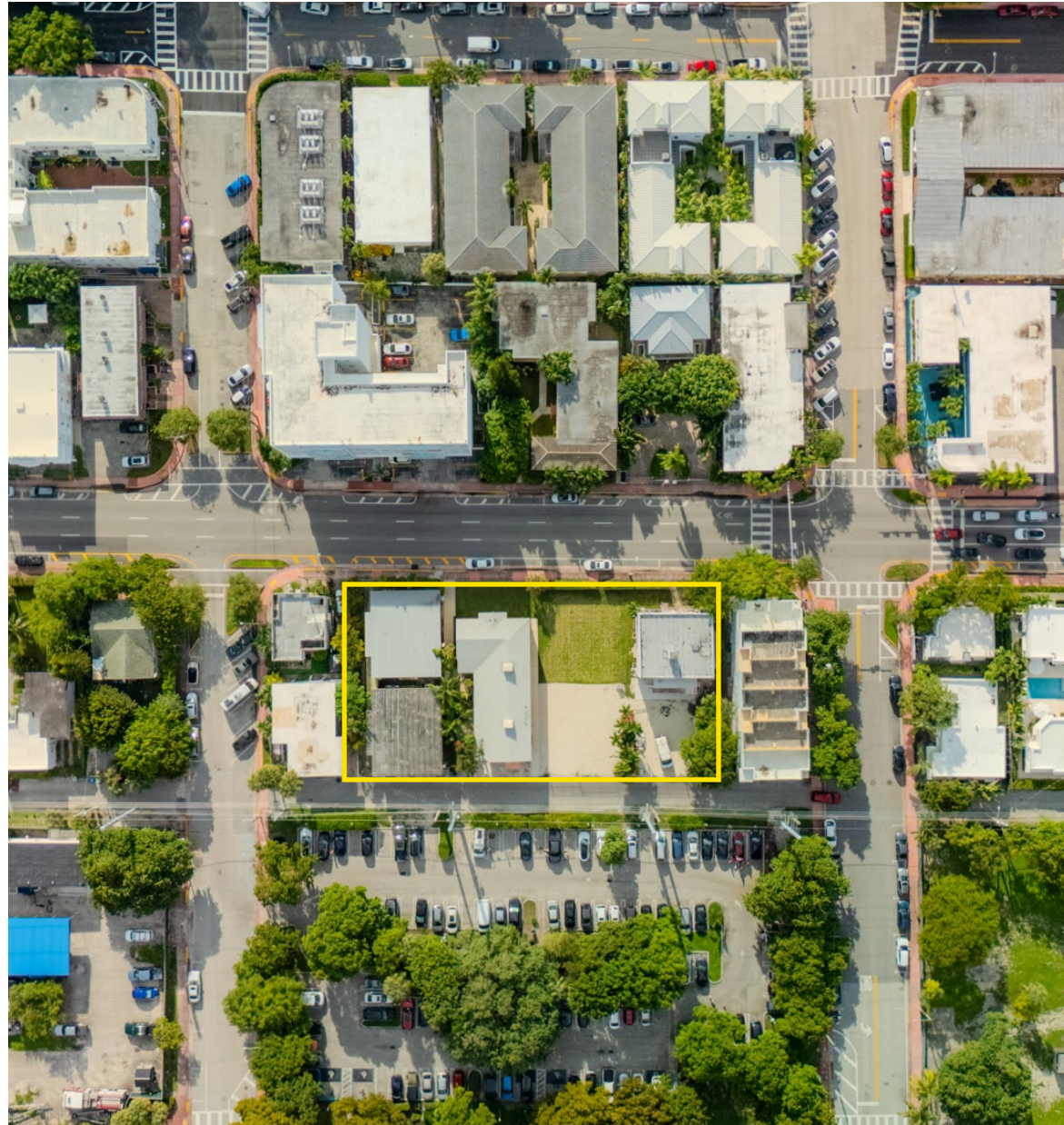
FAR: 1.25

PARKING: Hotels normally need one space per unit. New hotel floor area tied to retaining and restoring a contributing building in a local or National Register historic district needs only 0.5 per unit, up to 100 units.

BEFORE RELYING ON ANY OF THIS, CONFIRM WITH MIAMI BEACH PLANNING

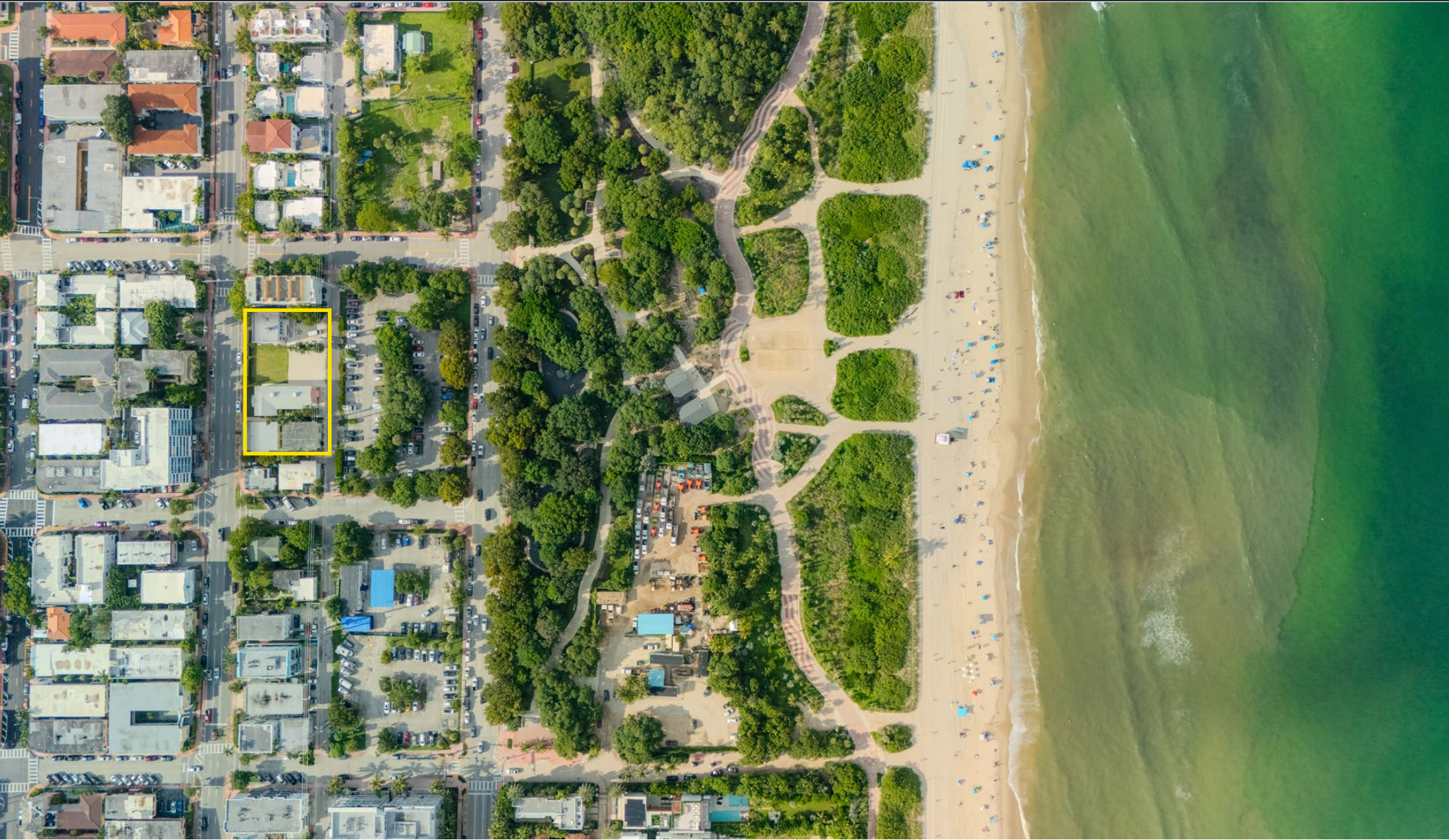
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AERIAL PHOTO

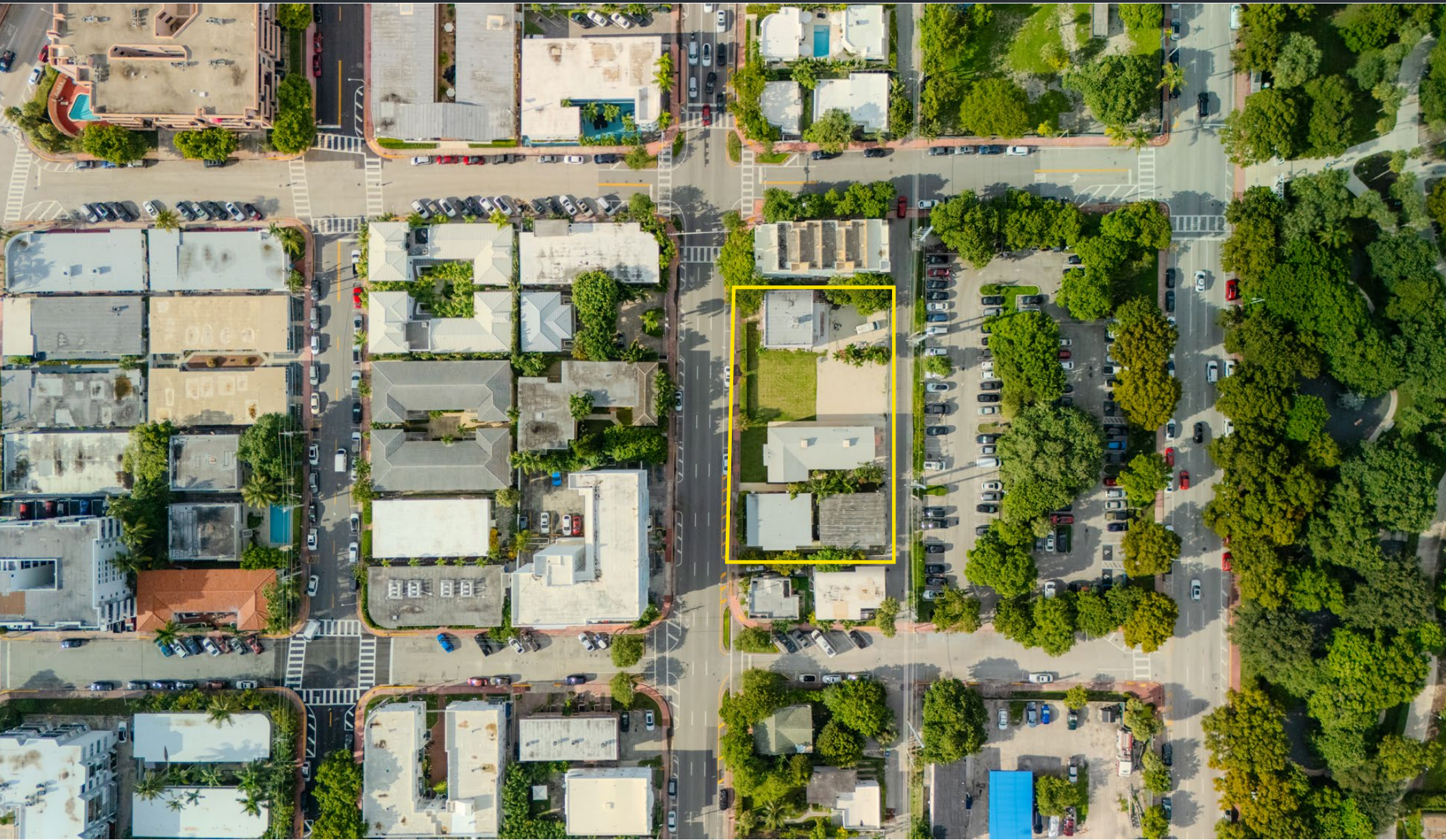


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RECENT DEVELOPMENTS COMPLETED AND UNDER CONSTRUCTION



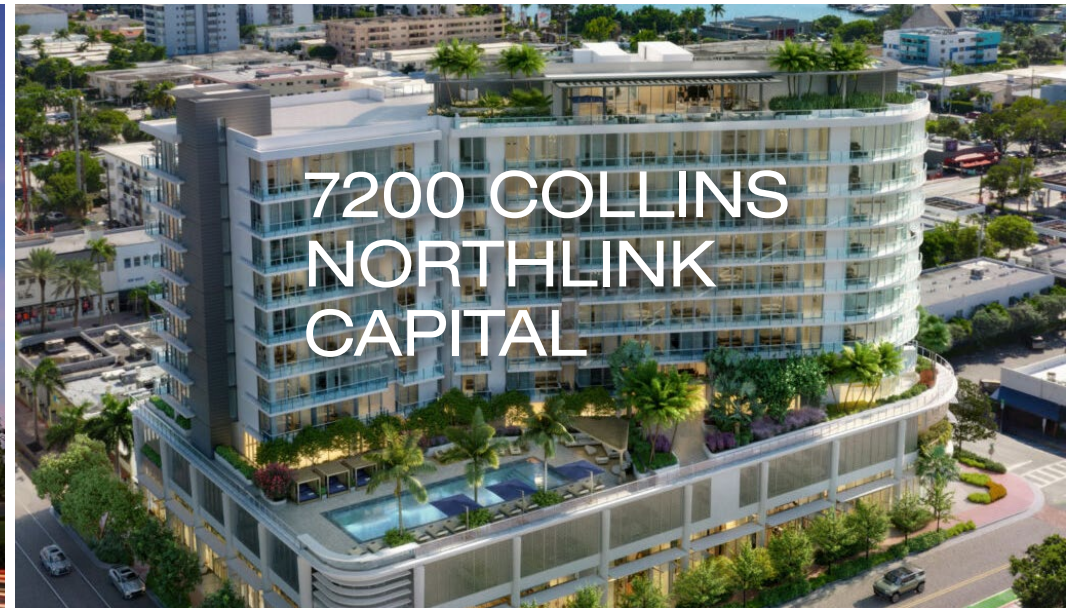
72 CARLYLE



OCEAN TERRACE



ELLA
MIAMI
BEACH



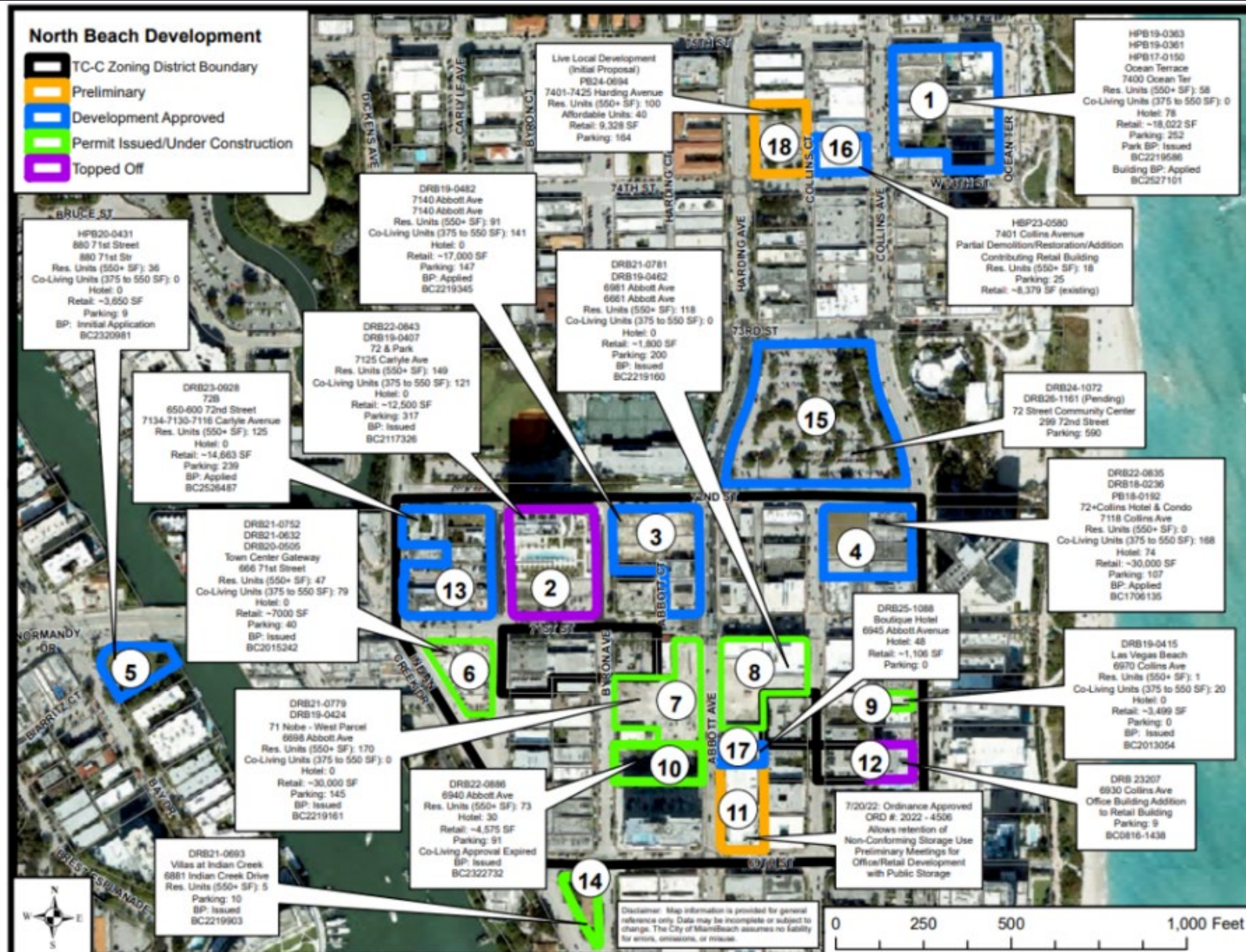
7200 COLLINS
NORTHLINK
CAPITAL

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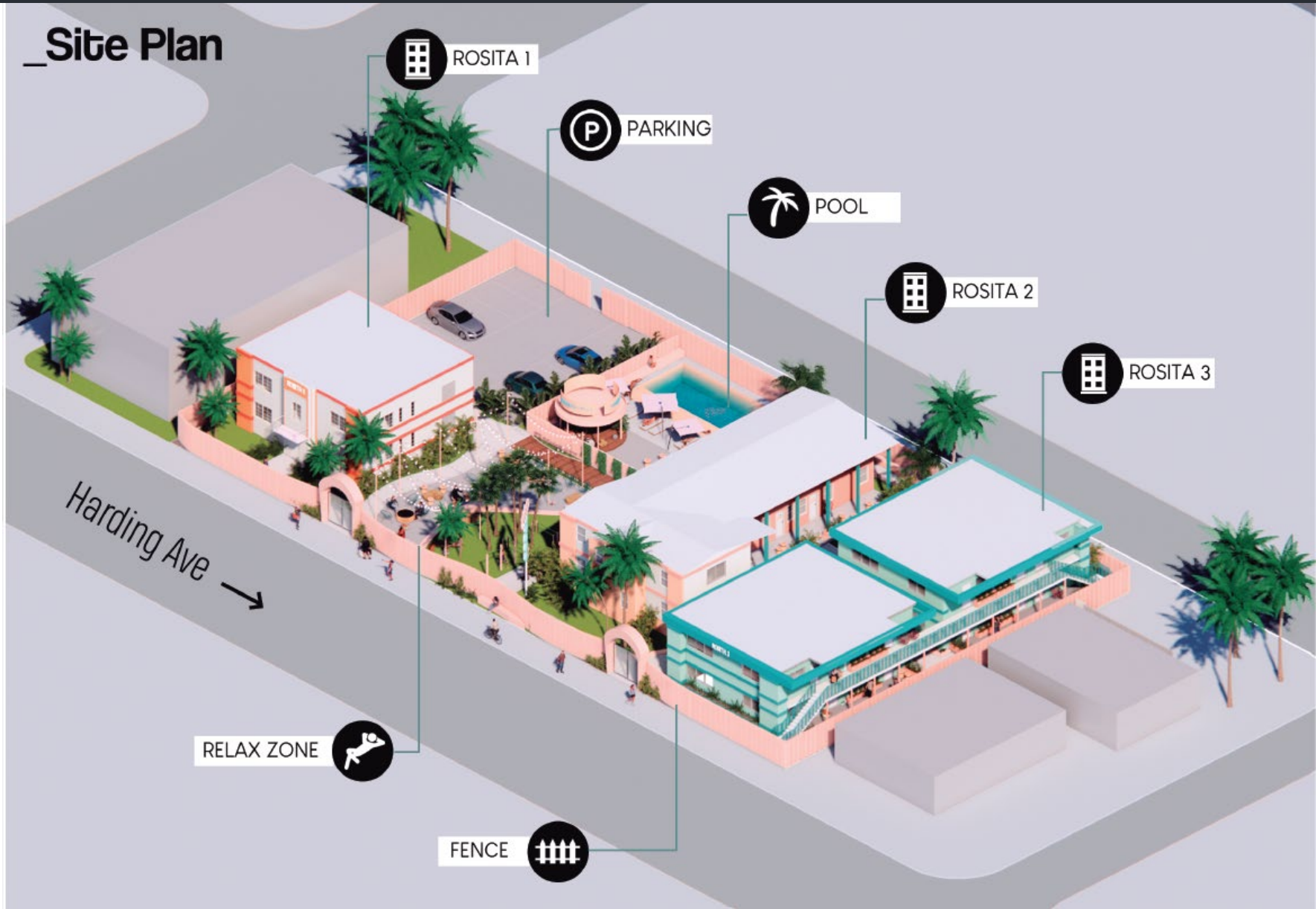


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ILLUSTRATIVE SITE PLAN

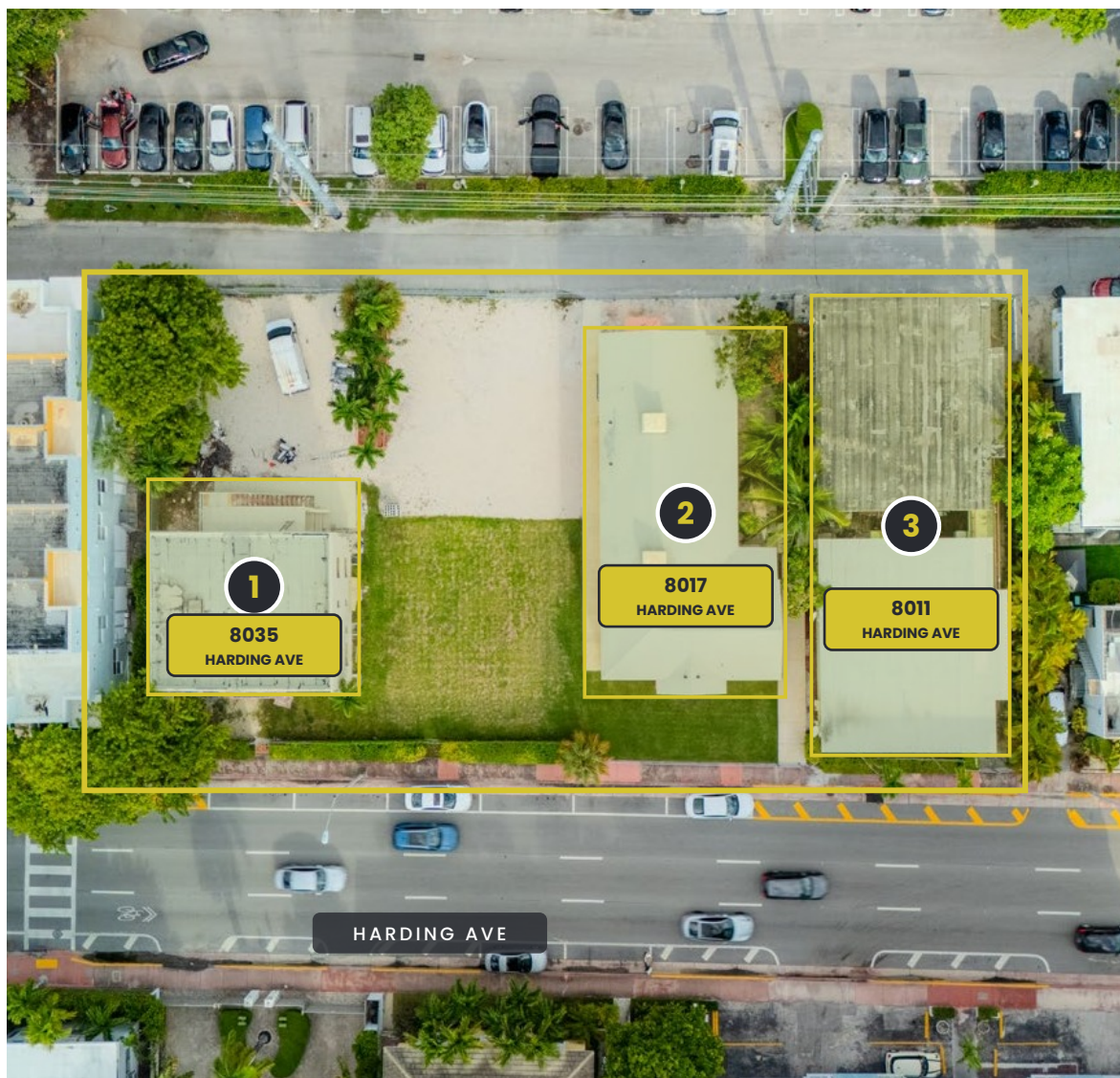


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24 UNITS OF INTERIM INCOME POTENTIAL



Building outlines are approximate and shown for illustration only. Not to scale.

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24 EXISTING UNITS ACROSS 3 BUILDINGS

The assemblage includes **three existing buildings** that can generate income while a buyer evaluates, entitles, or executes its own longer-term redevelopment strategy.

- 1 BUILDING 1 | 8035 HARDING AVE
8 units
- 2 BUILDING 2 | 8017 HARDING AVE
8 units
- 3 BUILDING 3 | 8011 HARDING AVE
8 units

WHY IT MATTERS

- **Carry offset:** existing improvements can produce cash flow during planning and approvals.
- **Flexible hold:** operate as-is, reposition, or phase redevelopment on the buyer's timeline.
- **Supportive zoning:** Harding Ave's short-term rental district supports nightly or weekly operation.

Unit counts per ownership. Buyer to verify unit count, rent roll, occupancy, licensing and permitted use through due diligence.

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EXTERIOR

8017 HARDING AVE



EXTERIOR | ILLUSTRATIVE RENDERING



ENTRY | ILLUSTRATIVE RENDERING

Images are illustrative, digitally enhanced renderings and not photographs of the actual property. Landscaping, finishes and conditions shown may differ. Buyer to verify condition, permits and operating history through due diligence.

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INTERIOR

8017 HARDING AVE



KITCHEN



BATHROOM

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