



A11942223 BEFMLS © 2026

**\$12,000,000**

## **811 86TH ST, MIAMI BEACH, FL, 33141**

<https://ritterproperties.com>

Exceptional Waterfront Development Opportunity. Rare opportunity to acquire two adjacent waterfront lots totaling 14,000 sq ft, offering 100 feet of prime water frontage. The property currently includes a single family residence and a four-plex, presenting an ideal assemblage for Luxury New Construction. Buyer has due diligence to verify with the city what can be build, [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active

---

## **Basics**



**Date added:** Added 2 months ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**SubdivisionName:** BISCAYNE BEACH-2ND ADDN

**View:** Bay

**MLS ID:** A11942223

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 3 baths

**Lot size, sq ft:** 14000 sq ft

**ListOfficeName:** Brickell Brokers LLC

**ListAOR:** Miami Association of REALTORS®

---

## Building Details

**Cooling features:** Central Air

**ArchitecturalStyle:** Detached, One Story

**Building Name:** BISCAYNE BEACH-2ND ADDN

**Exterior material:** CBS Construction

**Parking:** Driveway

**Year built:** 1949

**NewConstructionYN:** No

**Heating:** Central

**Roof:** Other

---

## Amenities & Features

**Features:** First Floor Entry, Other

**Amenities:** Dishwasher, Gas Range, Microwave, Refrigerator, Washer

**WindowFeatures:** Blinds

**PoolFeatures:** In Ground

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Smoke Detector

**CommunityFeatures:** Boating

**ExteriorFeatures:** Other

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

