



LITTLE RIVER

RENOVATED RENTAL COMPOUND + DEVELOPMENT UPSIDE

8270-8280 NE 1ST PLACE
MIAMI, FL 33138

FOR SALE & LEASE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



THE LISTING TEAM

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THE ALPHA COMMERCIAL ADVISORS® PRESENTS AN EXTREMELY VERSATILE TURN-KEY ASSEMBLAGE IN THE HEART OF LITTLE RIVER'S EVOLUTION; WHERE DESIGN, DINING & RE-DEVELOPMENT CONVERGE....

This meticulously maintained two-parcel rental compound is desirably situated adjacent The Citadel, offering a beautifully re-imagined 4-plex + single-family residence each delivered fully-renovated, designer-furnished, and ready for immediate use. With underlying T5-O commercial zoning, this opportunity provides rare optionality for maximizing investment potential, appealing to:

- **Multi-family investors & short-term rental operators** seeking a plug-and-play rental hub in the most walkable pocket to F&B and retail.
- **Boutique hotel / hospitality groups** envisioning a creative adaptive-reuse retreat framed by lush landscaping and curated interiors.
- **Specialty-use or institutional operators** (school, wellness, design collective, etc.) seeking beautiful grounds and multiple structures ready for immediate occupancy.
- **Bullish covered-land buyers** holding for future redevelopment—by-right potential for 19 units / 5 stories, or up to 292 units / 8-12 stories under Live Local Act incentives.

OFFERING SUMMARY

8270–8280 NE 1ST PLACE
MIAMI, FL 33138

Neighborhood: Little River

Current Use: Multi-Family (Short-Term Rental)

Unit Count: 5 (Fourplex + SFR)

Total Building Area: 3,271 SF

Total Lot Area: 12,750 SF (0.29 acres)

See Page 4 for parcel breakdown.

Zoning: T5-0

Allowable Uses: Multi-Family, Hotel,
Educational, Mixed-Use
Retail, Office, Religious, and more

Max. Density (By-Right): 19 Units

Max. Height (By-Right): 5 Stories

See Page 5 for breakdown of full development potential.

Opportunity Zone: Yes

Live Local Eligible: Yes

40-Year Re-Certification: Yes

Asking Price (Sale): \$2,590,000

Asking Price (Lease): \$16,500/mo (Mod. Gross)

[Click to View Due Diligence Folder](#)



INVESTMENT HIGHLIGHTS

- **Turn-Key Income Producer:** Fully renovated with cohesive, high-end designer-curated interiors that command premium rates—ideal for immediate operation as Airbnb, boutique hospitality, or long-term rentals.
- **Operational Versatility:** Dual-structure configuration allows income diversification via office or creative use within the SFR alongside income generation from the modernized 4-plex, supporting multiple investment approaches.
- **Prime Walkable Location:** Steps from The Citadel—the culinary anchor of Little River— and surrounded by cafés, cultural establishments, art studios, chef-owned restaurants, and neighborhood retail.
- **Flexible Zoning & Future Development Upside:** With T5-0 zoning, Opportunity Zone benefits, and Live Local Act eligibility, the assemblage offers exceptional flexibility for future redevelopment and long-term value momentum.

NE 82ND TERRACE

150'

85'



8270 NE 1ST PL



8280 NE 1ST PL

NE 1ST PL

PARCEL BREAKDOWN

Address	Bldg Type	Lot Area	Bldg Area	#Units	Average Sq. Ft./Unit	Unit Mix	Zoning
8270 NE 1 ST PL	Fourplex	9,350 SF	2,283 SF	4	570±	(3) 2BR/1BA & (1) 1BR/1BA	T5-0
8280 NE 1 ST PL	Single Family	3,400 SF	988 SF	1	988±	(1) 3BR/2BA	T5-0
TOTAL:		12,750 SF	3,271 SF	5			

ZONING



8270-8280 NE 1ST PLACE



T5-O

Max. Density: 65 du/acre
Max. Height: 5 stories

T6-8-O

Max. Density: 150 du/acre
Max. Height: 8 stories

MAX. ZONING ALLOWANCES

	BY-RIGHT	LIVE LOCAL
MAX. DENSITY	19 units (65 du/ac)	292 units (1,000 du/acre)
MAX. HEIGHT	5 stories	8-12 stories
MAX. BUILDABLE AREA	N/A	459,000 BSF (FAR: 36)

Located within a burgeoning section of Little River, the subject assemblage is zoned T5-O allowing for a diverse mix of multifamily, mixed-use, and commercial uses.

Critically, the property sits directly along the border of the T6-8-O zoning district—one of the most sought-after designations in Miami’s urban core. This adjacency places the site in immediate proximity to multiple large-scale projects slated for delivery in the coming cycles, positioning the site at the leading edge of Little River’s next development wave.

PROPERTY OVERVIEW



8270 NE 1ST PL



8280 NE 1ST PL

Step into a pristine, design-driven compound where renovated interiors, cohesive styling, and modern aesthetics create an elevated, ready-to-operate experience.

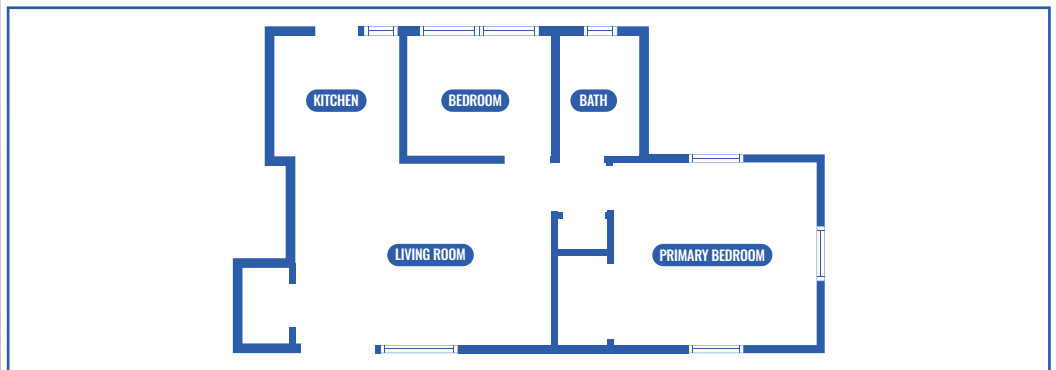
While presently operated as a high-performing short-term rental, the compound's configuration allows for smooth adaptation to a variety of end-user scenarios such as boutique educational uses, wellness concepts, creative workspaces, sales gallery or other specialty operators.

The fourplex features three (3) 2-bedroom / 1-bath units and one sizable (1) 1-BR / 1-Bath unit, each showcasing its own unique design theme, and beautifully restored with high-end finishes and meticulous design details.

HIGHLIGHTS

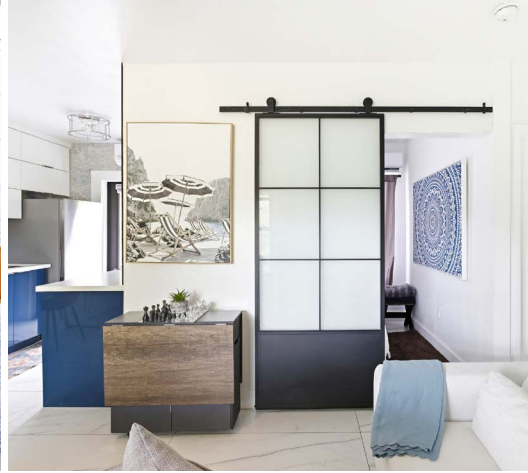
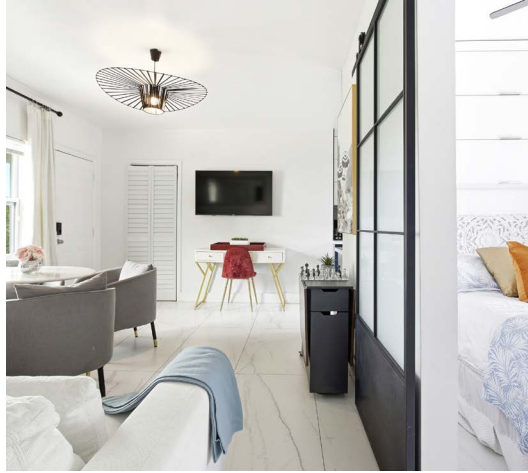
- Two modern, meticulously maintained buildings
- Four fully furnished units with upscale finishes and unique design themes
- Granite countertops, stainless steel appliances, in-unit laundry
- Fourplex equipped with new mini-splits & SFR features central AC
- Impact windows and doors throughout
- Fully gated properties with updated exterior lighting
- Professionally landscaped grounds with furnished outdoor areas
- Ample onsite parking with additional public parking nearby

8270 NE 1ST PLACE (4PLEX)

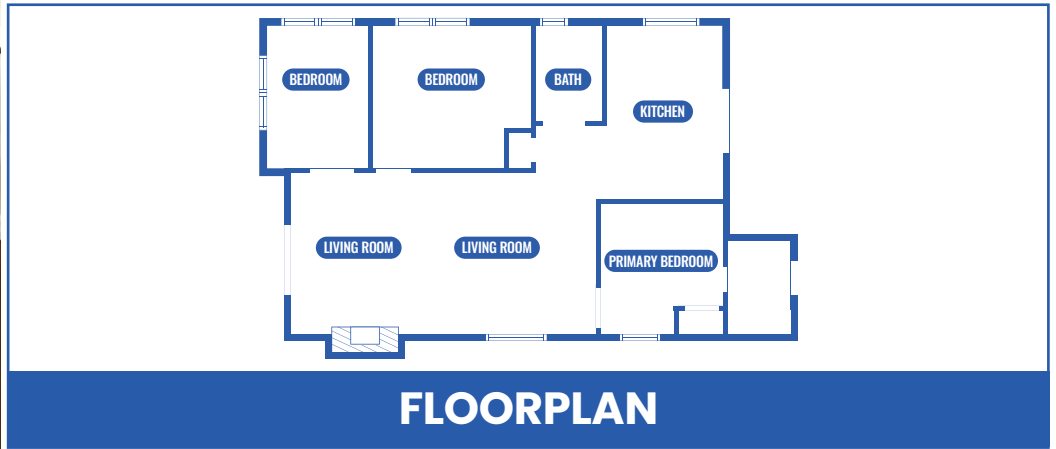


SAMPLE FLOORPLAN

8270 NE 1ST PLACE (4PLEX) (CONT.)



8280 NE 1ST PLACE (SFR)



8280 NE 1ST PLACE (SFR) (CONT.)





« BISCAYNE BLVD »

« NE 79TH ST »


THE CITADEL

NE 82ND ST »

« NE 2ND AVE »

LITTLE RIVER



SUBJECT SITE



SOUTH VIEW

1 DOWNTOWN MIAMI	6.9 MILES
2 WYNWOOD	3.7 MILES
3 DESIGN DISTRICT	2.9 MILES

NE 79TH ST


LITTLE RIVER INDUSTRIAL DISTRICT

UNDER CONSTRUCTION




Little River Plaza

UNDER CONSTRUCTION



CEDARst Little River

PROPOSED



8038 NE 2nd Ave

PLANNED



River Haus

LITTLE RIVER

NE 2ND AVE



THE CITADEL



FUTURE DEVELOPMENT



P



SUBJECT SITE





MIAMI SHORES

EL PORTAL



FUTURE DEVELOPMENT



WEST VIEW

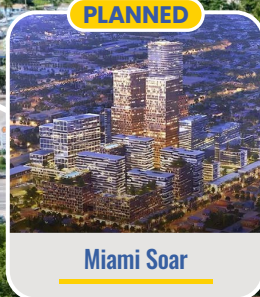
WEST LITTLE RIVER



LITTLE HAITI



Swerdlow Group Project



Miami Soar

EL PORTAL

NE 82ND ST 19,500 AADT



NEIGHBORHOOD MAP





SUBJECT SITE

THE ALPHA COMMERCIAL

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