



**LITTLE RIVER**

**TURN-KEY CREATIVE SPACE**

**170 NE 79<sup>TH</sup> STREET**

**MIAMI, FL 33138**

**FOR SALE & LEASE**

**THE ALPHA  
COMMERCIAL**

# THE ALPHA COMMERCIAL

## THE ALPHA COMMERCIAL ADVISORS®

742 NE 79<sup>th</sup> Street, Miami, FL 33138

🌐 [www.thealphacomm.com](http://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.



LEARN MORE

## THE LISTING TEAM

### STEFFANIE JACOBSON Senior Commercial Advisor

✉️ [steff@thealphacomm.com](mailto:steff@thealphacomm.com)

📞 609-226-6390

### JAMIE ROSE MANISCALCO President & Managing Broker

✉️ [jamie@thealphacomm.com](mailto:jamie@thealphacomm.com)

📞 201-264-0113



## THE ALPHA COMMERCIAL ADVISORS® PRESENTS A TURN-KEY CREATIVE FLEX ASSET ALONG LITTLE RIVER'S HIGH-EXPOSURE NE 79<sup>th</sup> STREET CORRIDOR....

Positioned at the pulse of Little River's transformation, this high-exposure street-retail style asset features specialized build-out ideal for showroom, studio, office, or gallery users seeking both visibility and design-forward functionality.

Delivered vacant and ready for immediate occupancy, the building has undergone extensive renovations including new HVAC systems & flooring, updated plumbing, and modernized interiors — all complemented by up-to-date building recertification, high ceilings, subdivided floorplan, loading door, and motorized gated access to a secure on-site parking lot.

Situated at the epicenter of the high-traffic NE 79th Street corridor's ongoing development wave, the property is strategically positioned to benefit from continued demand and long-term growth within one of Miami's most active and evolving submarkets.

# OFFERING SUMMARY

## 170 NE 79<sup>TH</sup> ST MIAMI, FL 33138

Neighborhood: Little River

Bldg Area: 3,060 SF

Lot Size: 4,850 SF (0.11 acres)

Traffic Count: 45,900 AADT

Zoning: T6-8-0

Max. Density: 16 units (150 du/acre)

Max. Height: 8 stories

Allowable Uses: Retail, Office, Multifamily,  
Education, Mixed-Use, Art Gallery,  
Recording Studio, and more

Opportunity Zone: Yes

Live Local Eligible: Yes

Building Recertification: Yes

Asking Price: (Sale) \$2,125,000

Asking Price: (Lease) \$35/SF NNN

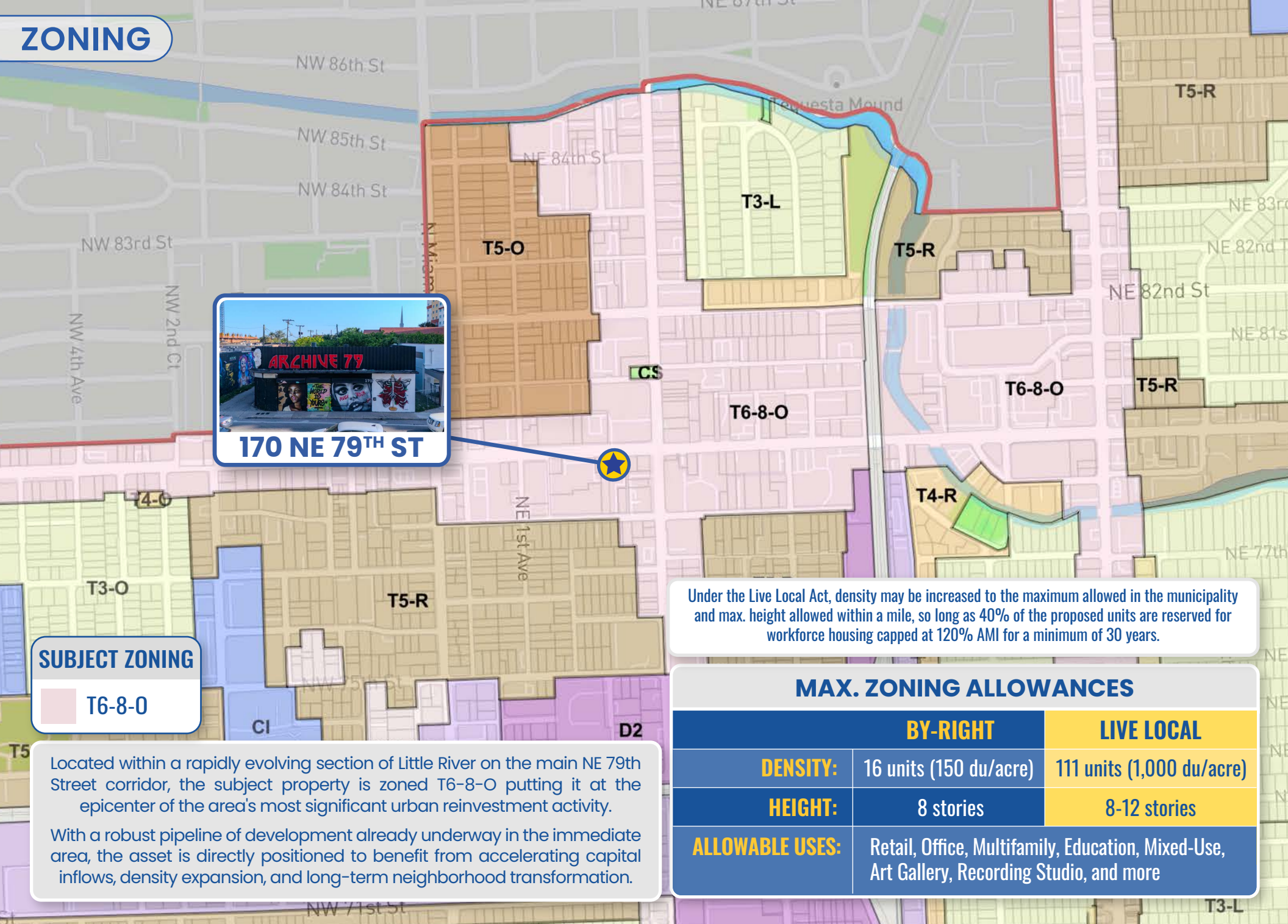
[Click to View Due Diligence Folder & Plans](#)



## INVESTMENT HIGHLIGHTS

- **Turn-Key Creative Space:** Fully renovated and move-in ready, allowing immediate occupancy for showroom, studio, office, or gallery users.
- **Specialty Interior Build-Out w/ High Ceilings:** Centralized layout with spacious subdivisions featuring soaring ceilings and a built-in cyc wall; ideal for production, photography, recording studio, content creation, art gallery, and other creative uses.
- **Extensive Recent Upgrades:** Includes new HVAC systems, updated plumbing, new flooring, modernized interiors, and completed building recertification.
- **Secure, Functional Site Features:** Motorized gated entry to private on-site parking with rear loading door support both security and operational efficiency.
- **Epic Little River Location:** Positioned in one of Miami's fastest-growing districts surrounded by new development and strong end-user demand at the critical NE 79th Street & NE 2nd Avenue intersection.

# ZONING



## SUBJECT ZONING

**T6-8-0**

Located within a rapidly evolving section of Little River on the main NE 79th Street corridor, the subject property is zoned T6-8-0 putting it at the epicenter of the area's most significant urban reinvestment activity.

With a robust pipeline of development already underway in the immediate area, the asset is directly positioned to benefit from accelerating capital inflows, density expansion, and long-term neighborhood transformation.

Under the Live Local Act, density may be increased to the maximum allowed in the municipality and max. height allowed within a mile, so long as 40% of the proposed units are reserved for workforce housing capped at 120% AMI for a minimum of 30 years.

## MAX. ZONING ALLOWANCES

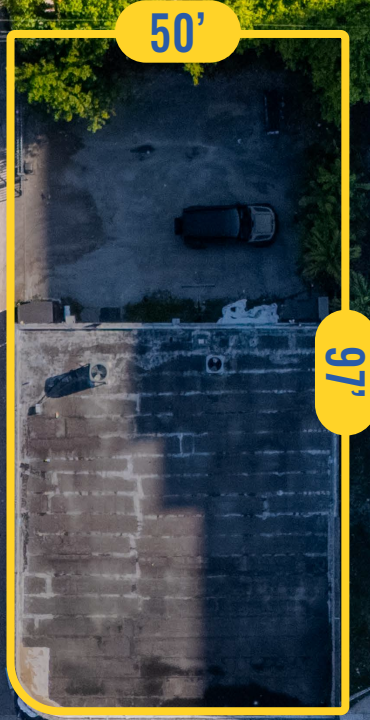
	BY-RIGHT	LIVE LOCAL
<b>DENSITY:</b>	16 units (150 du/acre)	111 units (1,000 du/acre)
<b>HEIGHT:</b>	8 stories	8-12 stories
<b>ALLOWABLE USES:</b>	Retail, Office, Multifamily, Education, Mixed-Use, Art Gallery, Recording Studio, and more	

# BIRD'S EYE VIEW

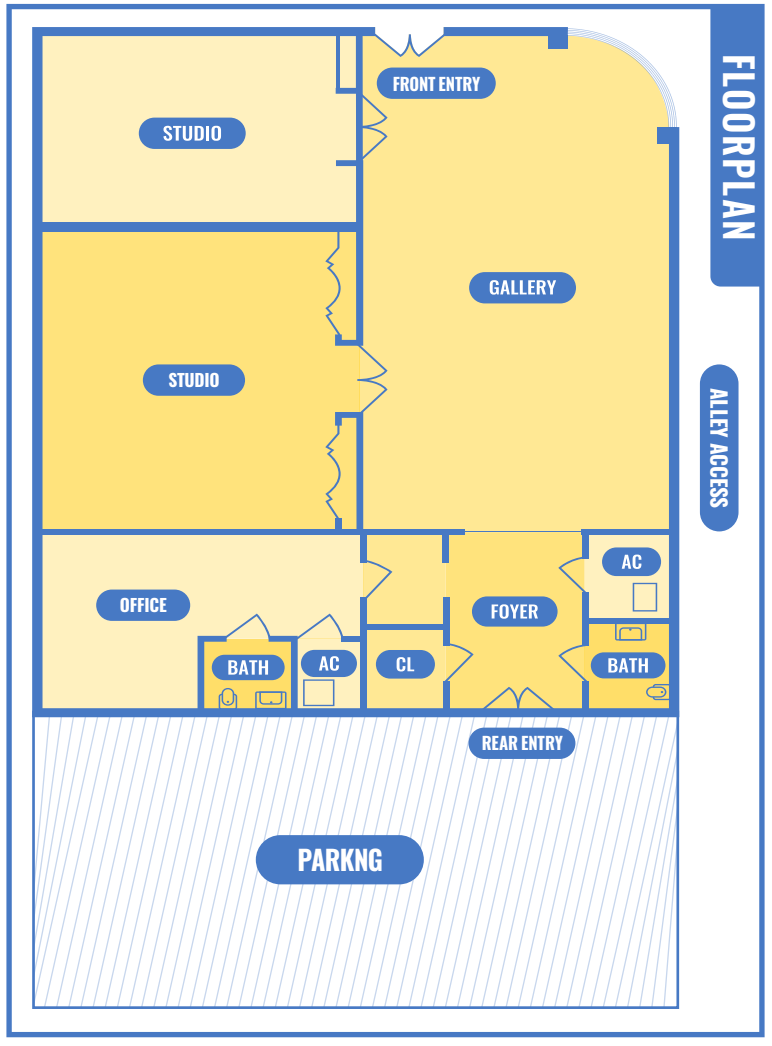
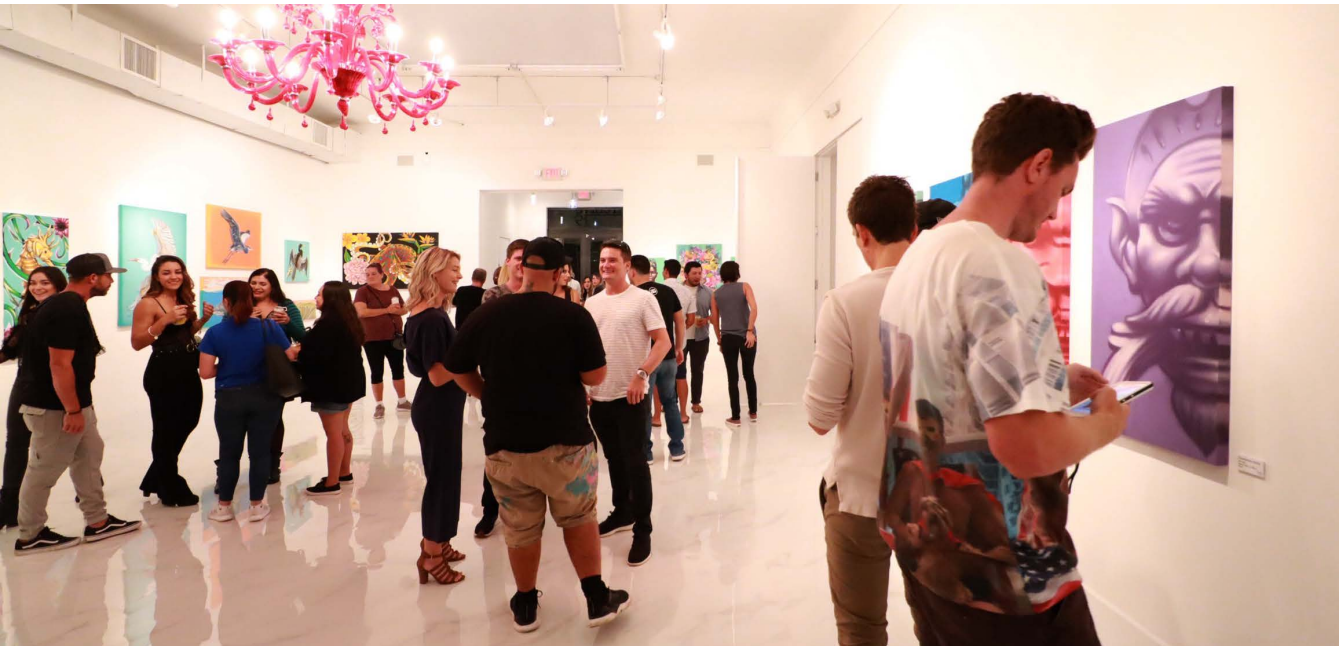
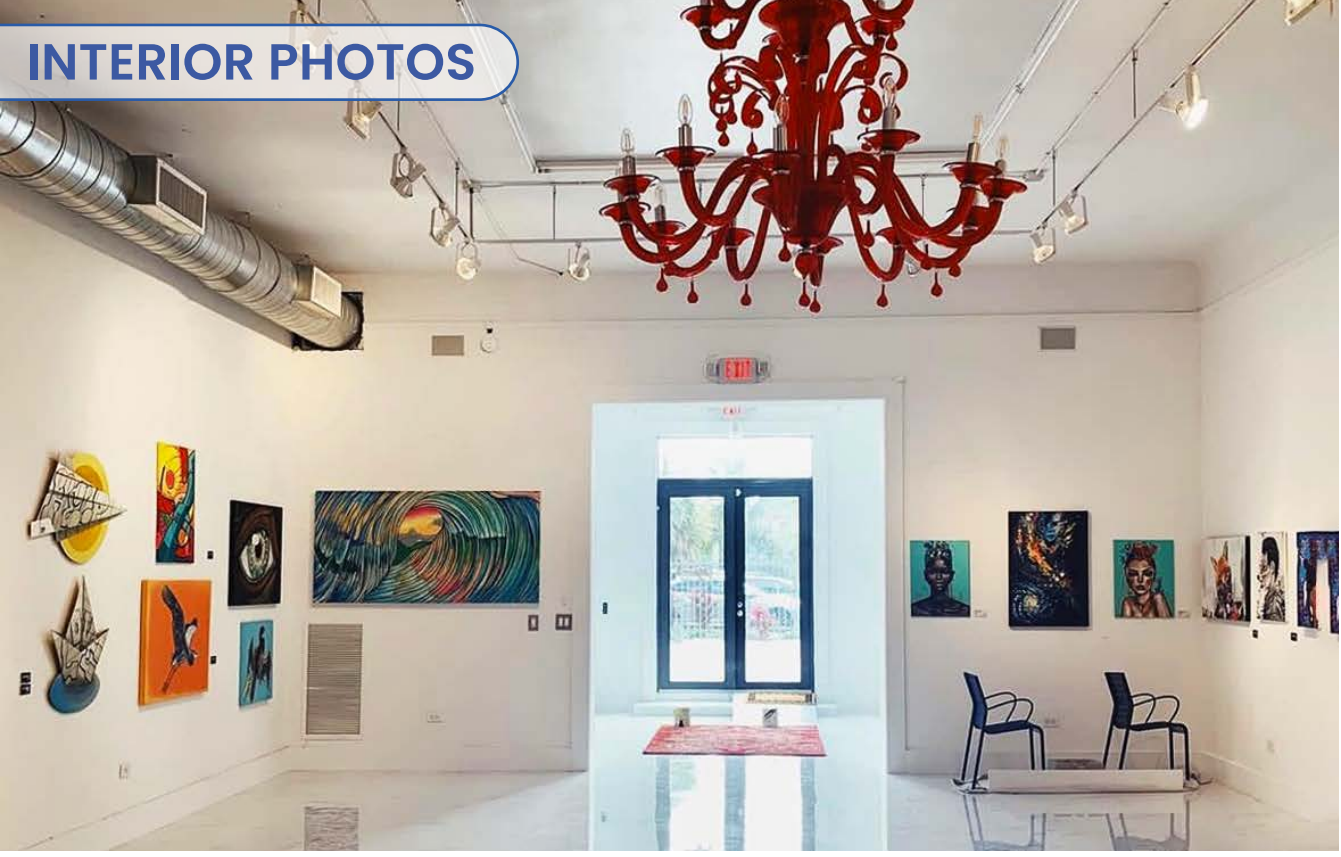


NE 2<sup>nd</sup> AVE  
13,600 AADT

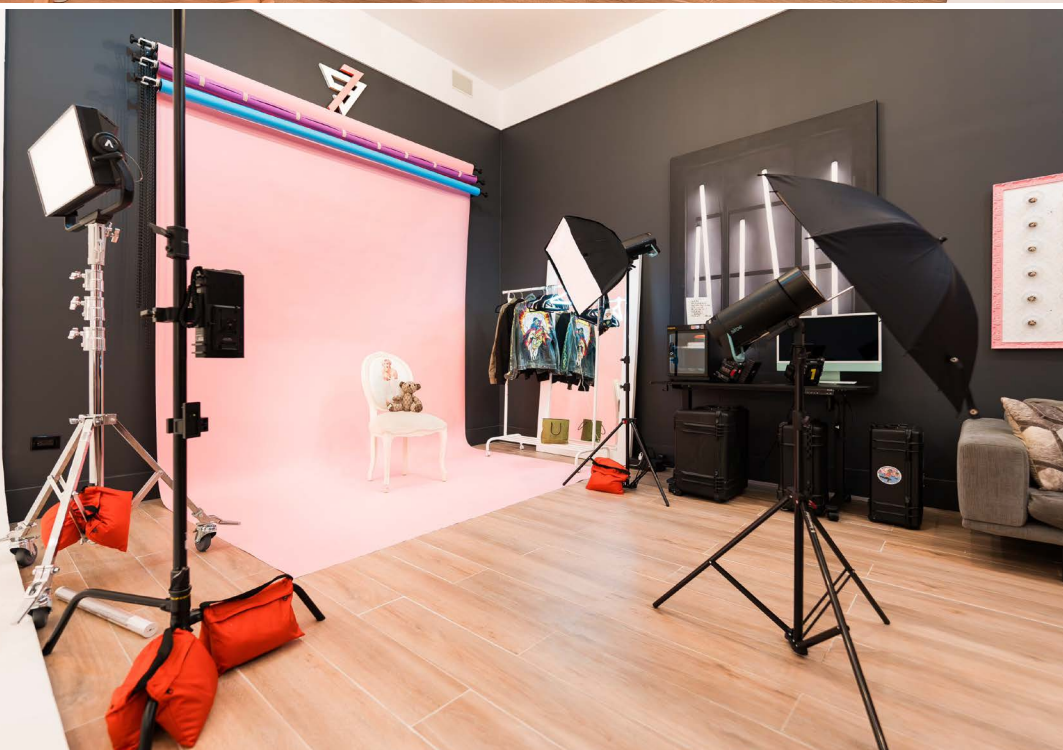
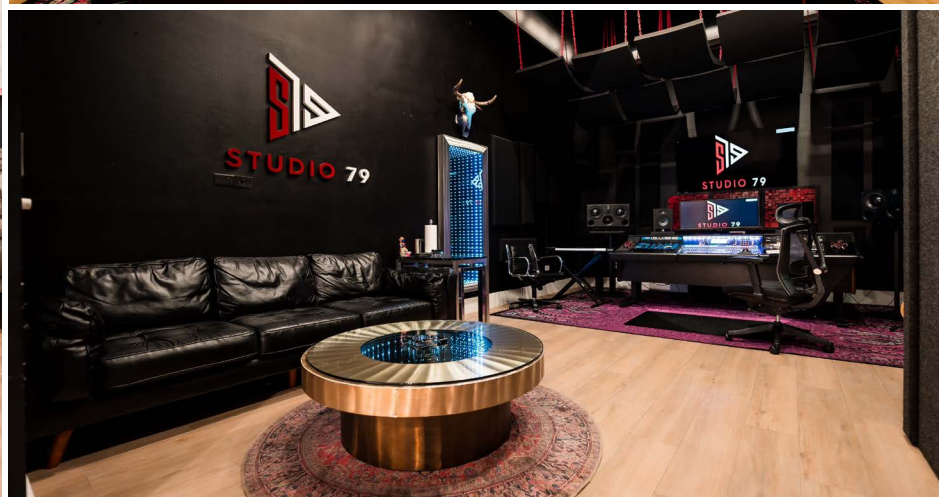
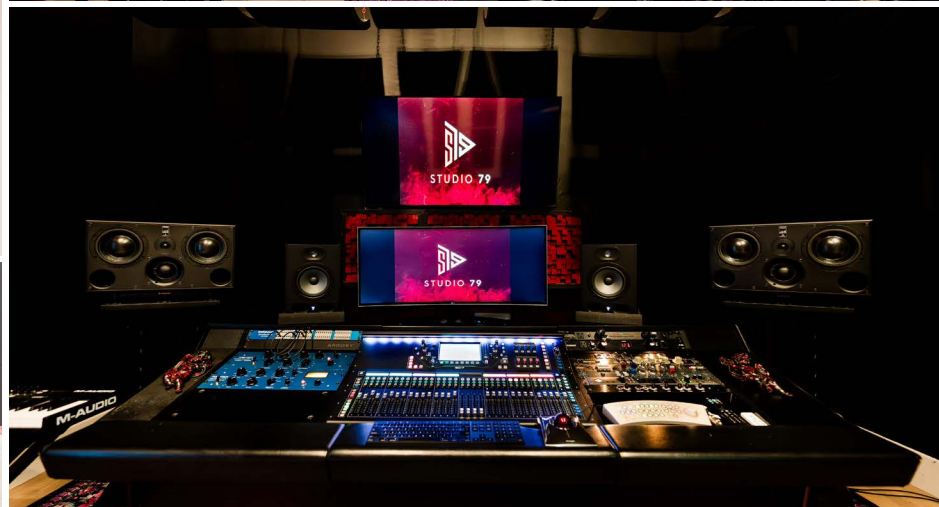
NE 79<sup>th</sup> ST  
32,300 AADT



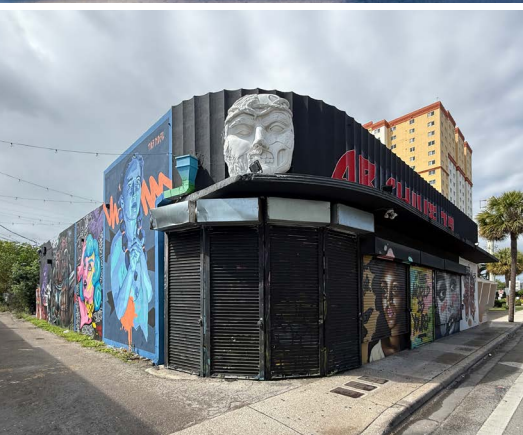
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# EXTERIOR PHOTOS



▲ 6.7 MILES  
DOWNTOWN MIAMI



**UNDER CONSTRUCTION**

**CEDARst Little River**

**MAGIC CITY**  
INNOVATION DISTRICT

**LITTLE HAITI**



← **N. MIAMI AVE** 21,500 AADT →

**LITTLE RIVER**

**PLANNED**

**Revault Miami**

← **NE 2<sup>nd</sup> AVE** 13,600 AADT →

**SUBJECT SITE**

← **NE 79<sup>th</sup> ST** 32,300 AADT →



▲ 2.6 MILES  
NORTH BAY VILLAGE

SHORECREST

guarapo juice cafe  
DOLLAR TREE  
McDonald's  
SUBWAY  
TROPICAL SUPERMARKET  
Domino's Pizza  
YouFit S.W.A.G.  
CVS

UPPER EASTSIDE

← BISCAYNE BLVD 42,500 AADT →

UNDER CONSTRUCTION

CEDARSt Little River

APPROVED

79 Biscayne Blvd

UNDER CONSTRUCTION

Little River Plaza

← NE 2<sup>nd</sup> AVE 13,600 AADT →

SUBJECT SITE

NE 79<sup>th</sup> ST  
32,300 AADT

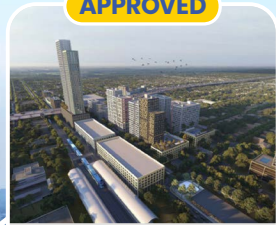
APPROVED

River Haus

# WEST VIEW



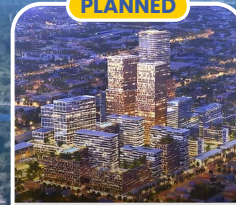
APPROVED



Swerdlow Group Project

WEST LITTLE RIVER

PLANNED



Miami Soar



ST. MARY'S CATHEDRAL



N. MIAMI AVE 21,500 AADT

LITTLE RIVER

SUBJECT SITE

NE 79<sup>TH</sup> ST 32,300 AADT

NE 2<sup>ND</sup> AVE 13,600 AADT



Miami Shores Country Club

THE CITADEL

LITTLE RIVER

BISCAYNE BLVD 42,500 AADT

THE KAVISTA

UNDER CONSTRUCTION

Little River Plaza

NE 79TH ST 32,300 AADT

SUBJECT SITE

NE 2nd AVE 13,600 AADT



# NEIGHBORHOOD MAP





# THE ALPHA COMMERCIAL

**STEFFANIE JACOBSON**  
Senior Commercial Advisor

✉ [steff@thealphacomm.com](mailto:steff@thealphacomm.com)  
☎ 609-226-6390

**JAMIE ROSE MANISCALCO**  
President & Managing Broker

✉ [jamie@thealphacomm.com](mailto:jamie@thealphacomm.com)  
☎ 201-264-0113



🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

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

📍 742 NE 79<sup>th</sup> Street, Miami, FL 33138