

**THE ALPHA
COMMERCIAL**

FOR SALE

FREESTANDING CORNER BUILDING

90 NE 54TH STREET

MIAMI, FL 33137



NEIGHBORHOOD EXPERTS



Presenting a highly visible corner building full of creative potential on the accessible NE 54th Street corridor.

The property features a subdivided mixed-use layout w/ two ground-floor retail units and private, gated parking lot in back. The 2nd is renovation-ready and ideally suited as a boutique office unit to support growing area demand due to the key location between Buena Vista, Design District and Little River.

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS
375 NE 54th Street, Suite 8
Miami, FL 33137

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

Based in the Little River area, we are rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.

THE LISTING TEAM

STEFFANIE JACOBSON

Commercial Advisor

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President & Managing Broker

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OFFERING SUMMARY

90 NE 54TH STREET MIAMI, FL 33137

Asset Type: **Mixed-Use/Retail**

Neighborhood: **Little Haiti / Buena Vista**

Lot Size: **4,800 SF (0.11 acres)**

Building Area: **3,954 SF**

Zoning: **T5-0**

Max. Density: **7 units**

Max. Height: **5 stories**

Allowable Uses: **Retail, Office, Mixed-Use, Hotel, Multi-Family & more**

Asking Price: **\$1,850,000**



PROPERTY HIGHLIGHTS

- Flexibility for single or multi-tenant occupancy
- Qualified Opportunity Zone (QOZ) location
- Value-add potential to transform into iconic area building
- Diversified in-place income on short-term leases
- Future re-development potential in growth market
- Highly accessible w/ local traffic circulation of +/- 90,000 AADT

EAST VIEW



←← BISCAYNE BLVD 37,000 AADT →→

←← NE 2ND AVE 13,800 AADT →→

● CHICA

● BOIA DE

● Walrus Rodeo

● Walgreens



90 NE 54TH STREET

LITTLE HAITI

←← NE 54 ST 16,900 AADT →→



SOUTH VIEW

DOWNTOWN MIAMI



WYNWOOD

DESIGN DISTRICT

NE 2ND AVE
13,800 AADT

N. MIAMI AVE
21,500 AADT



90 NE 54TH STREET



NE 54 ST
16,900 AADT

WEST VIEW



N. MIAMI AVE 21,500 AADT

LITTLE HAITI

NE 54 ST

16,900 AADT



NORTHEAST VIEW



LITTLE RIVER

BISCAYNE BLVD

37,000 AADT

NE 2ND AVE

13,800 AADT

BUENA VISTA

Walgreens

NE 54 ST

16,900 AADT

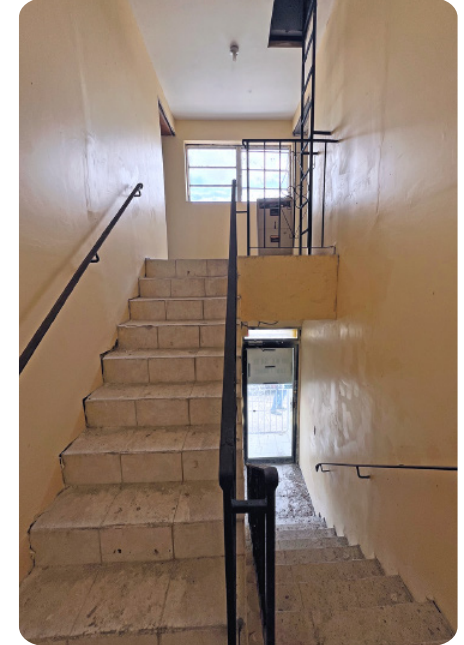
90 NE 54TH STREET

BUILDING PHOTOS



INTERIOR PHOTOS

SECOND FLOOR



FIRST FLOOR



BIRD'S EYE VIEW

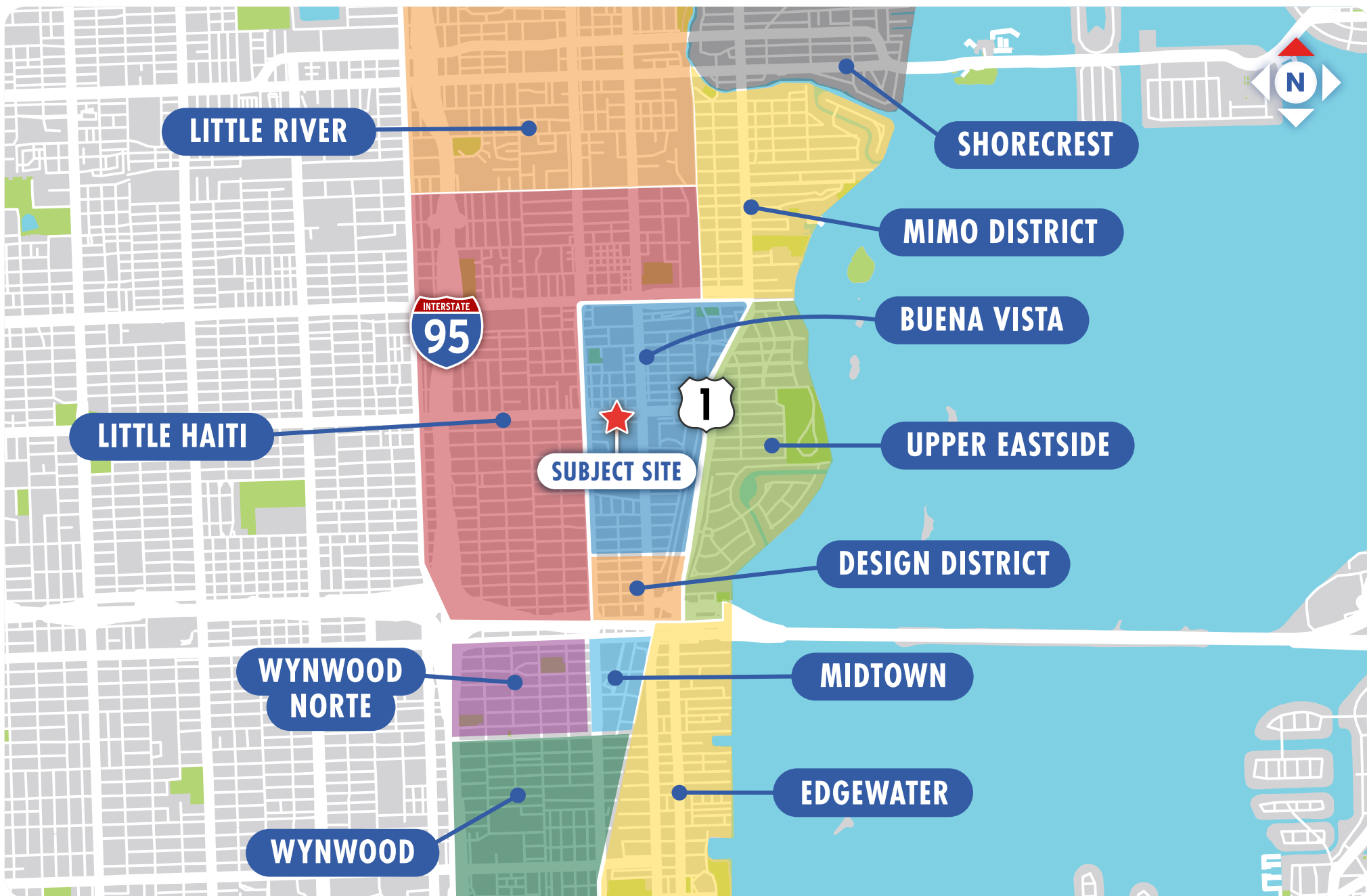
NE 54 ST

60'

80'

NE 1ST AVE

NEIGHBORHOOD MAP





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