



**LITTLE RIVER**

**SWELL APARTMENTS**  
**648 NE 80<sup>TH</sup> STREET**  
**MIAMI, FL 33138**

**FOR SALE**

**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.



## THE LISTING TEAM

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## THE ALPHA COMMERCIAL ADVISORS® PROUDLY PRESENTS AN ATTRACTIVE 12-UNIT MULTI-FAMILY ASSET IN PREMIUM LITTLE RIVER LOCATION BUILT FOR PERFORMANCE.....

Offering a well-balanced mix of unit layouts and reliable in-place income, the property delivers dependable performance with additional upside through continued value-add execution. Benefitting from years of thoughtful maintenance, the secure, gated premises displays meaningful capital improvements including impact windows and doors, newer mini-split air conditioning systems, incrementally updated interiors, private on-site parking, and a polished overall curb appeal — reducing near-term capital expenditure needs and strengthening both short and long-term tenant appeal.

The property is ideally located — sharing a block with the Biscayne Boulevard and NE 79th Street intersection with unmatched connectivity to retail, dining, public transportation and neighborhood amenities while maintaining the residential feel of Eastern-abutting Shorecrest. With continued development momentum throughout Little River, this is a fleeting opportunity to acquire a core-plus asset with long-term stability and measurable upside in a market that rarely turns over similar assets.



## SWELL APARTMENTS

**648 NE 80<sup>TH</sup> STREET**  
**MIAMI, FL 33138**

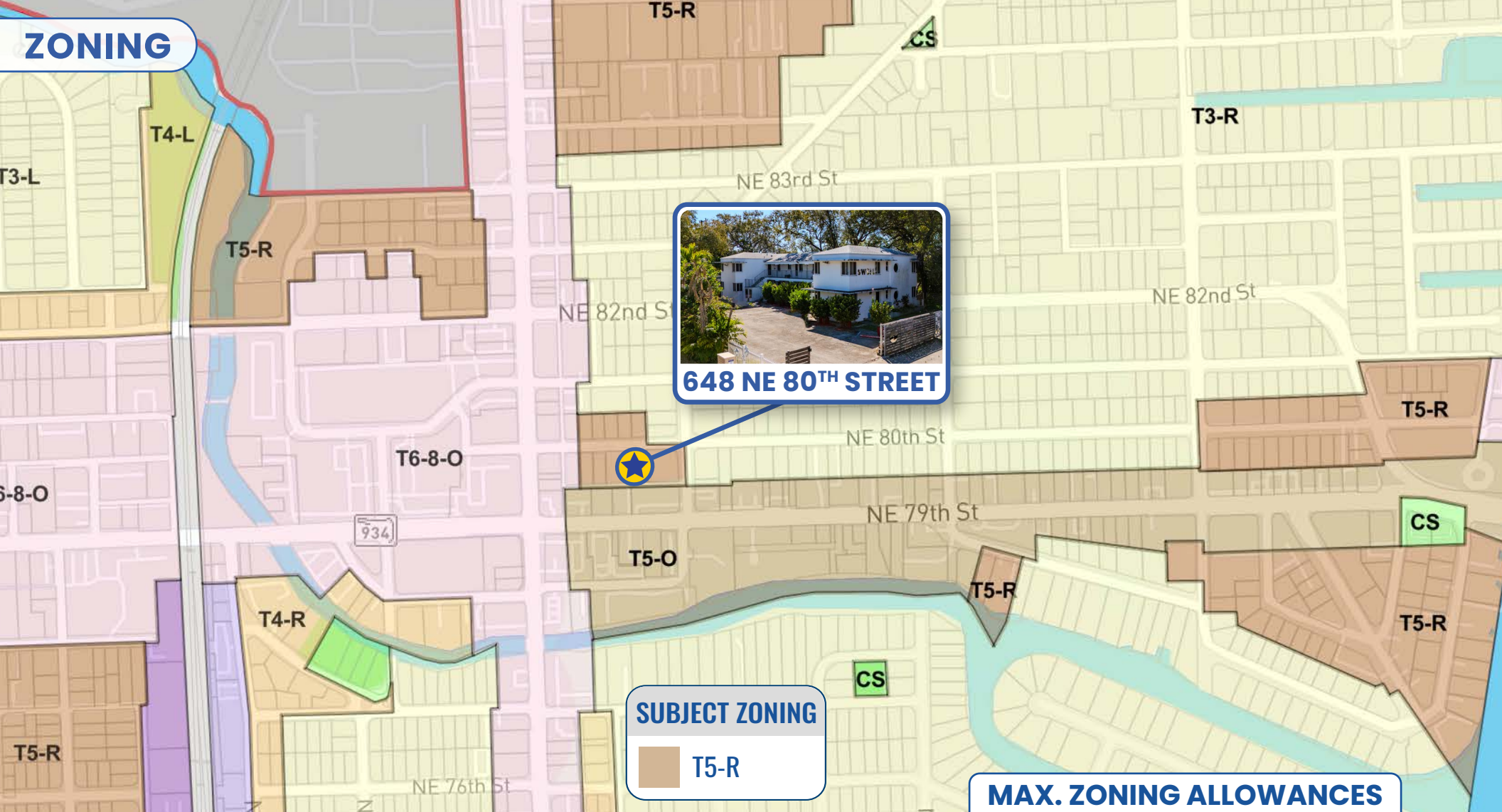
<b>Neighborhood:</b>	Little River / Shorecrest
<b>Asset Type:</b>	Multi-Family
<b>Unit Count:</b>	12
<b>Bldg Area:</b>	5,677 SF
<b>Lot Size:</b>	10,395 SF (0.24 acres)
<b>Year Built:</b>	1938
<b>Zoning:</b>	T5-R (See page 4)
<b>Building Recertification:</b>	Yes
<b>Asking Price:</b>	\$2,795,000

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

## INVESTMENT HIGHLIGHTS

- **Stabilized 12-Unit Multifamily Asset:** Income-producing property offering reliable cash flow with light value-add upside through continued operational optimization.
- **Fully Gated & Parked:** Secure, gated asset providing enhanced privacy and safety for tenants, complemented by private on-site parking.
- **Aesthetic & Well-Maintained:** Updated units, impact windows and doors, roof in good condition, and newer mini-split A/C systems reduce near-term capital needs.
- **Prime Little River Location:** Situated adjacent the Biscayne Boulevard and NE 79th Street intersection with walkable access to retail, dining, public transportation and major employment centers.
- **Core-Plus Investment Profile:** Well-positioned for investors seeking long-term durability with incremental upside in one of Miami's most active peripheral submarkets experiencing a storied wave of re-development.

# ZONING



**SUBJECT ZONING**  
 T5-R

## MAX. ZONING ALLOWANCES

Located adjacent to a highly active T6-8-O reinvestment pocket, the subject parcel sits within the quieter Shorecrest sub-market east of Biscayne Boulevard. Zoned T5-R, by-right allowances for mid-rise multifamily development align with the area’s ongoing residential intensification and urban infill pattern.

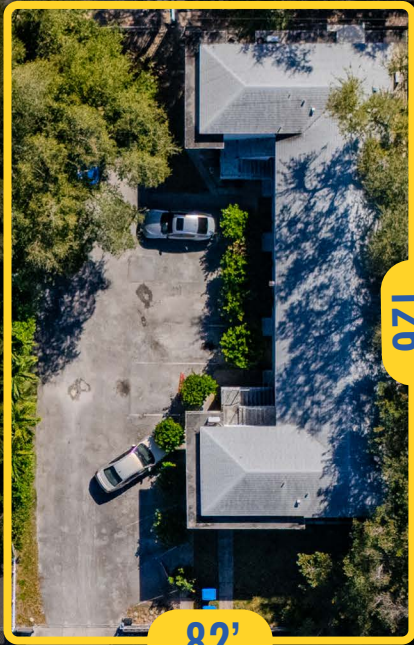
Critically, the property is positioned near the eastern boundary where zoning steps down toward the low-rise T3-R district as the neighborhood approaches the bay, creating real potential for sustained water and bay views even as the area evolves alongside the broader Little River market.

	<b>BY-RIGHT</b>
<b>MAX. DENSITY:</b>	15 units (65 du/acre)
<b>MAX. HEIGHT:</b>	5 stories
<b>MAX. BUILDABLE AREA:</b>	N/A
<b>ALLOWABLE USES:</b>	Multi-family



## UNIT MIX

	#Units	Unit Size
Small Studio	3	300 SF
Large Studio	5	395 SF
1 Bed / 1 Bath	4	700 SF
<b>TOTAL:</b>	<b>12</b>	
<b>AVERAGE:</b>		<b>473 SF</b>



Assemblage opportunity available.  
Inquire with broker for details.

◀◀ **NE 80<sup>th</sup> ST** ▶▶

# BUILDING PHOTOS



# EXTERIOR PHOTOS



# INTERIOR PHOTOS





UPPER EASTSIDE

MIMO DISTRICT

LITTLE RIVER INDUSTRIAL DISTRICT



SAN LORENZO  
MIAMI



NE 79<sup>TH</sup> ST 30,200 AADT

BISCAYNE BLVD 42,500 AADT

SUBJECT SITE



NE 80<sup>TH</sup> ST

# WEST VIEW



THE CITADEL

UNDER CONSTRUCTION



CEDARst Little River

APPROVED



79 Biscayne Blvd

LITTLE RIVER



« BISCAYNE BLVD 42,500 AADT »

« NE 79th ST 30,200 AADT »

NE 79th ST

NE 80th ST

OSTERIA

▲ 4 MILES  
MIAMI BEACH



NORTH BAY VILLAGE

BELLE MEADE

a private members club for boaters  
YAYA CLUB

Battubelin

THE ALPHA COMMERCIAL

NorthBeach Marina  
Where Our Customers Come First

SHORECREST

Yes! CAFE

MARKY'S

NE 79th ST  
30,200 AADT

TACOS VS BURRITOS

SWAGAT MIAMI



SUBJECT SITE

NE 80th ST



Miami Shores Country Club

MIAMI SHORES

EL PORTAL

THE KAVISTA

McDonald's

Domino's Pizza

42,500 AADT

BISCAYNE BLVD

OSTERIA

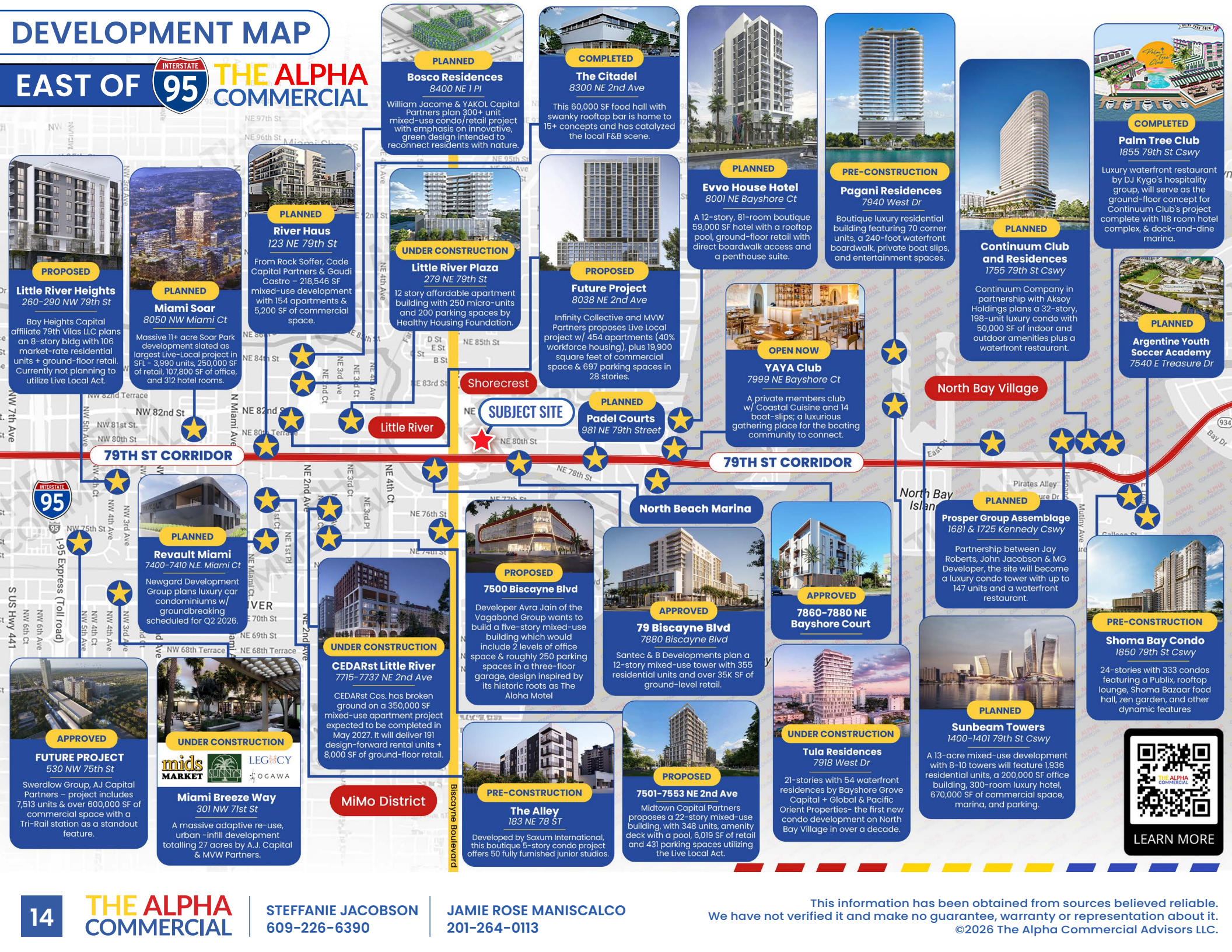
SUBJECT SITE



MARKY'S

# DEVELOPMENT MAP

## EAST OF 95 THE ALPHA COMMERCIAL



**PROPOSED**

**Little River Heights**  
260-290 NW 79th St

Bay Heights Capital affiliate 79th Vilas LLC plans an 8-story bldg with 106 market-rate residential units + ground-floor retail. Currently not planning to utilize Live Local Act.

**PLANNED**

**Miami Soar**  
8050 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live Local project in SF - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.

**PLANNED**

**River Haus**  
123 NE 79th St

From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,546 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.

**UNDER CONSTRUCTION**

**Little River Plaza**  
279 NE 79th St

12 story affordable apartment building with 250 micro-units and 200 parking spaces by Healthy Housing Foundation.

**PROPOSED**

**Future Project**  
8038 NE 2nd Ave

Infinity Collective and MVW Partners proposes Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.

**PLANNED**

**Evvo House Hotel**  
8001 NE Bayshore Ct

A 12-story, 81-room boutique 59,000 SF hotel with a rooftop pool, ground-floor retail with direct boardwalk access and a penthouse suite.

**PRE-CONSTRUCTION**

**Pagani Residences**  
7940 West Dr

Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.

**PLANNED**

**Continuum Club and Residences**  
1755 79th St Cswy

Continuum Company in partnership with Aksoy Holdings plans a 32-story, 198-unit luxury condo with 50,000 SF of indoor and outdoor amenities plus a waterfront restaurant.

**COMPLETED**

**Palm Tree Club**  
1855 79th St Cswy

Luxury waterfront restaurant by DJ Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex, & dock-and-dine marina.

**PLANNED**

**Revault Miami**  
7400-7410 N.E. Miami Ct

Newgard Development Group plans luxury car condominiums w/ groundbreaking scheduled for Q2 2026.

**UNDER CONSTRUCTION**

**CEDARst Little River**  
7715-7737 NE 2nd Ave

CEDARst Cos. has broken ground on a 350,000 SF mixed-use apartment project expected to be completed in May 2027. It will deliver 191 design-forward rental units + 8,000 SF of ground-floor retail.

**UNDER CONSTRUCTION**

**7500 Biscayne Blvd**

Developer Avra Jain of the Vagabond Group wants to build a five-story mixed-use building which would include 2 levels of office space & roughly 250 parking spaces in a three-floor garage, design inspired by its historic roots as The Aloha Motel

**APPROVED**

**79 Biscayne Blvd**  
7880 Biscayne Blvd

Santec & B Developments plan a 12-story mixed-use tower with 355 residential units and over 35K SF of ground-level retail.

**APPROVED**

**7860-7880 NE Bayshore Court**

21-stories with 54 waterfront residences by Bayshore Grove Capital + Global & Pacific Orient Properties- the first new condo development on North Bay Village in over a decade.

**PLANNED**

**Prosper Group Assemblage**  
1681 & 1725 Kennedy Cswy

Partnership between Jay Roberts, John Jacobson & MG Developer, the site will become a luxury condo tower with up to 147 units and a waterfront restaurant.

**PLANNED**

**Sunbeam Towers**  
1400-1401 79th St Cswy

A 13-acre mixed-use development with 8-10 towers will feature 1,936 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.

**PRE-CONSTRUCTION**

**Shoma Bay Condo**  
1850 79th St Cswy

24-stories with 333 condos featuring a Publix, rooftop lounge, Shoma Bazaar food hall, zen garden, and other dynamic features

**APPROVED**

**FUTURE PROJECT**  
530 NW 75th St

Swerdlow Group, AJ Capital Partners - project includes 7,513 units + over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.

**UNDER CONSTRUCTION**

**Miami Breeze Way**  
301 NW 71st St

A massive adaptive re-use, urban -infill development totalling 27 acres by A.J. Capital & MVW Partners.

**UNDER CONSTRUCTION**

**79th St Corridor**

Shorecrest

**PRE-CONSTRUCTION**

**The Alley**  
183 NE 78 St

Developed by Saxum International, this boutique 5-story condo project offers 50 fully furnished junior studios.

**PROPOSED**

**7501-7553 NE 2nd Ave**

Midtown Capital Partners proposes a 22-story mixed-use building, with 348 units, amenity deck with a pool, 6,019 SF of retail and 431 parking spaces utilizing the Live Local Act.

**UNDER CONSTRUCTION**

**Tula Residences**  
7918 West Dr

21-stories with 54 waterfront residences by Bayshore Grove Capital + Global & Pacific Orient Properties- the first new condo development on North Bay Village in over a decade.

**PLANNED**

**Argentine Youth Soccer Academy**  
7540 E Treasure Dr

Argentine Youth Soccer Academy

**PLANNED**

**North Bay Village**

North Bay Village



LEARN MORE

# NEIGHBORHOOD MAP





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LEARN MORE

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