



**LITTLE RIVER**

**RENOVATED RENTAL COMPOUND + DEVELOPMENT UPSIDE**

**8270-8280 NE 1<sup>ST</sup> PLACE**  
**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

**LIZ COLOMA**

Senior Commercial Advisor

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

📞 860-605-6603

**JAMIE ROSE MANISCALCO**

President & Managing Broker

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

📞 201-264-0113



**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 1<sup>ST</sup> 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):** \$2,690,000

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

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



## 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 82<sup>ND</sup> TERRACE

150'

85'



8270 NE 1<sup>ST</sup> PL



8280 NE 1<sup>ST</sup> PL

NE 1<sup>ST</sup> PL

PARCEL BREAKDOWN

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

# ZONING



8270-8280 NE 1<sup>ST</sup> 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
<b>MAX. DENSITY</b>	19 units (65 du/ac)	292 units (1,000 du/acre)
<b>MAX. HEIGHT</b>	5 stories	8-12 stories
<b>MAX. BUILDABLE AREA</b>	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 1<sup>ST</sup> PL



8280 NE 1<sup>ST</sup> PL

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

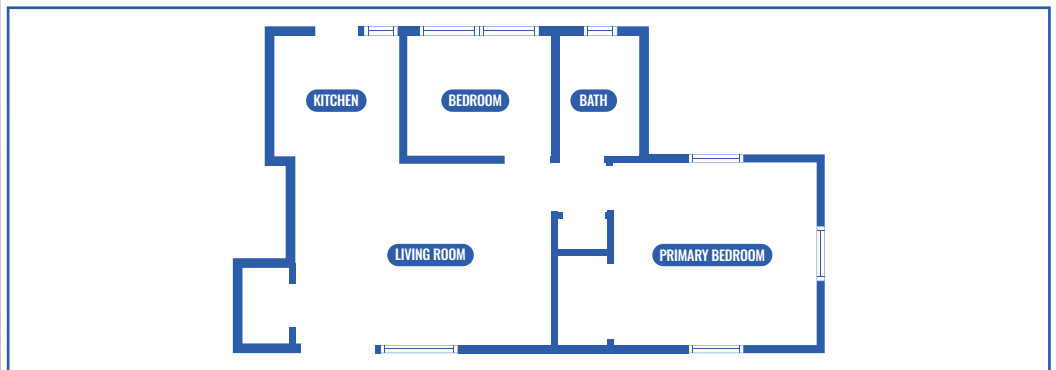
While presently operated as a high-performing short-term rental, the compound's configuration allows for smooth adaptation to a variety of end-user scenarios such as boutique educational uses, wellness concepts, creative workspaces, sales gallery or other specialty operators.

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

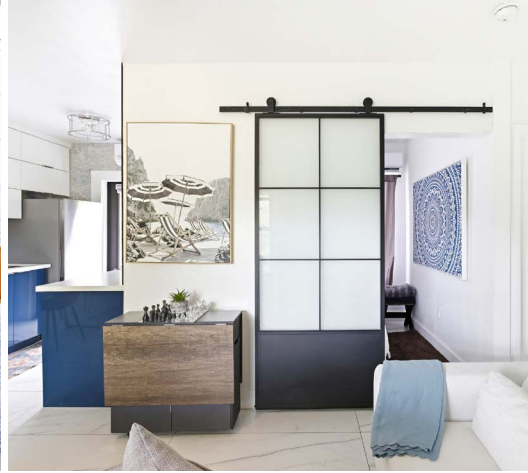
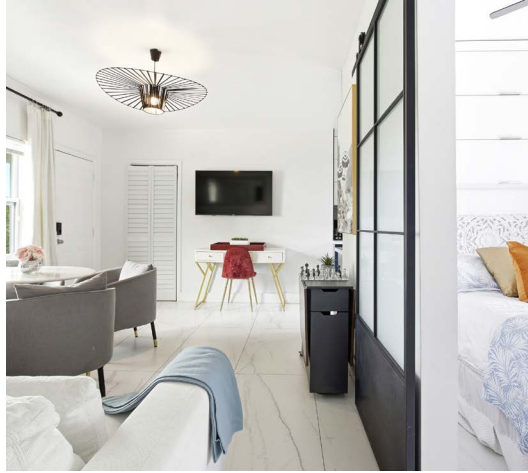
- Two modern, meticulously maintained buildings
- Four fully furnished units with upscale finishes and unique design themes
- Granite countertops, stainless steel appliances, in-unit laundry
- Fourplex equipped with new mini-splits & SFR features central AC
- Impact windows and doors throughout
- Fully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

# 8270 NE 1<sup>ST</sup> PLACE (4PLEX)

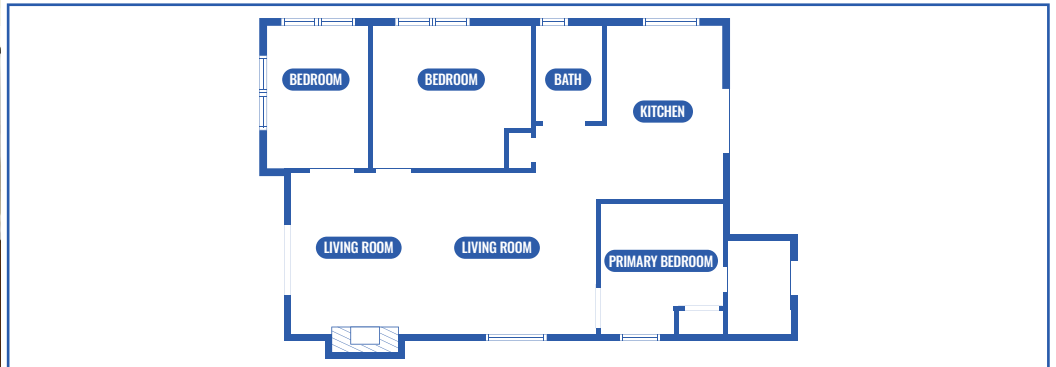


## SAMPLE FLOORPLAN

# 8270 NE 1<sup>ST</sup> PLACE (4PLEX) (CONT.)



# 8280 NE 1<sup>ST</sup> PLACE (SFR)



## FLOORPLAN

# 8280 NE 1<sup>ST</sup> 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 79<sup>TH</sup> ST

LITTLE RIVER INDUSTRIAL DISTRICT

**PLANNED**

**Little River Plaza**

**UNDER CONSTRUCTION**

**CEDARst Little River**

**PROPOSED**

**8038 NE 2nd Ave**

**PLANNED**

**River Haus**

LITTLE RIVER

NE 2<sup>ND</sup> AVE

**THE CITADEL**

FUTURE DEVELOPMENT



**SUBJECT SITE**





MIAMI SHORES

EL PORTAL



FUTURE DEVELOPMENT

WEST VIEW

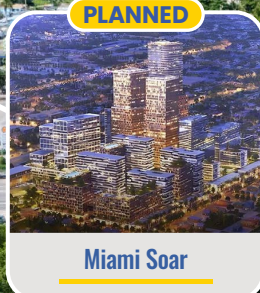
WEST LITTLE RIVER



LITTLE HAITI



Swerdlow Group Project



Miami Soar

EL PORTAL

NE 82ND ST 19,500 AADT



# DEVELOPMENT MAP

## EAST OF 95 THE ALPHA COMMERCIAL



LEARN MORE

# NEIGHBORHOOD MAP





**SUBJECT SITE**

**THE ALPHA  
COMMERCIAL**

**LIZ COLOMA**  
Senior Commercial Advisor

✉ [liz@thealphacomm.com](mailto:liz@thealphacomm.com)  
☎ 860-605-6603

**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