



**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

### 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® 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>	\$2,995,000

[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



**648 NE 80<sup>TH</sup> STREET**

## SUBJECT ZONING

 T5-R

## MAX. ZONING ALLOWANCES

### BY-RIGHT

<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

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.



## 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



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

guarapo juice cafe

DOLLAR TREE

McDonald's

SUBWAY

Tropical SUPERMARKET

Domino's

YouFit

CVS

← BISCAYNE BLVD 42,500 AADT →

← NE 79th ST 30,200 AADT →

← NE 80th ST →

OSTERIA



NORTH BAY VILLAGE

BELLE MEADE



THE ALPHA  
COMMERCIAL



SHORECREST



NE 79th ST  
30,200 AADT

NE 80th ST



SUBJECT SITE





Miami Shores Country Club

MIAMI SHORES

EL PORTAL

THE KAVISTA

McDonald's

Domino's Pizza

BISCAYNE BLVD 42,500 AADT

OSTERIA

SUBJECT SITE



MARKY'S



# 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



LEARN MORE

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

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

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