



**20-UNIT BOUTIQUE DEVELOPMENT**

**630-640 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.thealphacommercial.com)

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® IS PROUD TO PRESENT A RARE SITE PLAN APPROVED BOUTIQUE LUXURY PROJECT WITH STREAMLINED PATH TO EXECUTION AT THE TRUE EPICENTER OF LITTLE RIVER....**

With site plan approval accomplished and the project already well-advanced through the permitting process, this 20-unit, five-story luxury residential development opportunity eliminates entitlement risk, enabling a faster and more predictable path toward ground-breaking.

Situated on the same block as the bustling Biscayne Blvd and NE 79th Street intersection, the site offers ultimate neighborhood connectivity, convenient walkability, and direct access to nearby commercial corridors, retail, and dining.

Amid a robust pipeline of new development and growing investor confidence from both emerging and institutional-grade investors, this offering presents a timely opportunity to deliver a thoughtfully scaled product in a proven, high-demand submarket with accelerated upside potential.



## OFFERING SUMMARY

### 630-640 NE 80<sup>TH</sup> STREET

MIAMI, FL 33138

Neighborhood:	Little River / Shorecrest
Asset Type:	Land / Approved Project
Lot Area:	13,860 SF (0.32 acres)
Zoning:	T5-R
Approved Density:	20 units
Approved Height:	5 stories
Approved Site Plan:	Yes
Asking Price:	\$2,200,000

 Click to View Due Diligence Folder & Plans



## PROPERTY HIGHLIGHTS

- Accelerated Path to Construction:** Zoning and entitlements already in place with plans well advanced, allowing developers to bypass lengthy pre-development phases and move efficiently through permitting toward construction.
- Boutique Luxury Development Opportunity:** Designed as a thoughtfully scaled luxury multifamily project, ideal for developers seeking to deliver high-quality product in a supply-constrained submarket with strong residential demand.
- Walkable Lifestyle Connectivity:** Located near established retail, dining, and everyday conveniences, offering future residents a walkable, neighborhood-oriented lifestyle with easy access to major commercial corridors.
- Surrounded by Active Development Momentum:** Positioned within an area experiencing an influx of new residential and mixed-use projects, reinforcing long-term value, absorption potential, and continued neighborhood growth.

## APPROVED PLANS



Fully site plan approved and on track toward securing construction permits, this luxury modern infill development is designed as a 20-unit boutique project, suitable as either condo or multifamily. Featuring all expansive 3 bedroom, 3 bathroom layouts with private balconies, a rooftop amenity deck, and partial bay views, the project is postured to provide a luxury living alternative to an area with rapidly expanding lifestyle needs.

## PROJECT METRICS

Project Type:	Condo / Multi-family
Total Lot Area:	13,860 SF (0.32 acres)
Project Density:	20 units
Project Height:	5 stories
Project Building Area:	55,844 BSF
Provided Parking:	45 spaces

 Click to View Due Diligence Folder & Plans

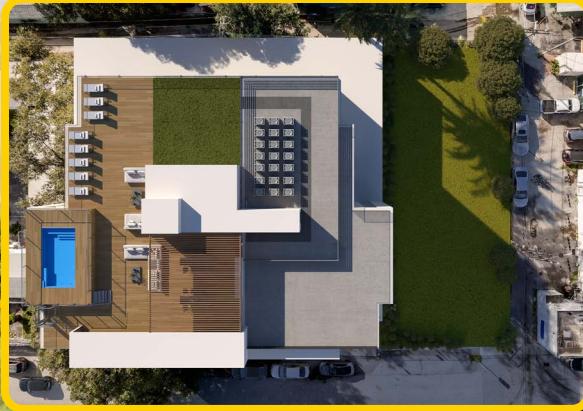
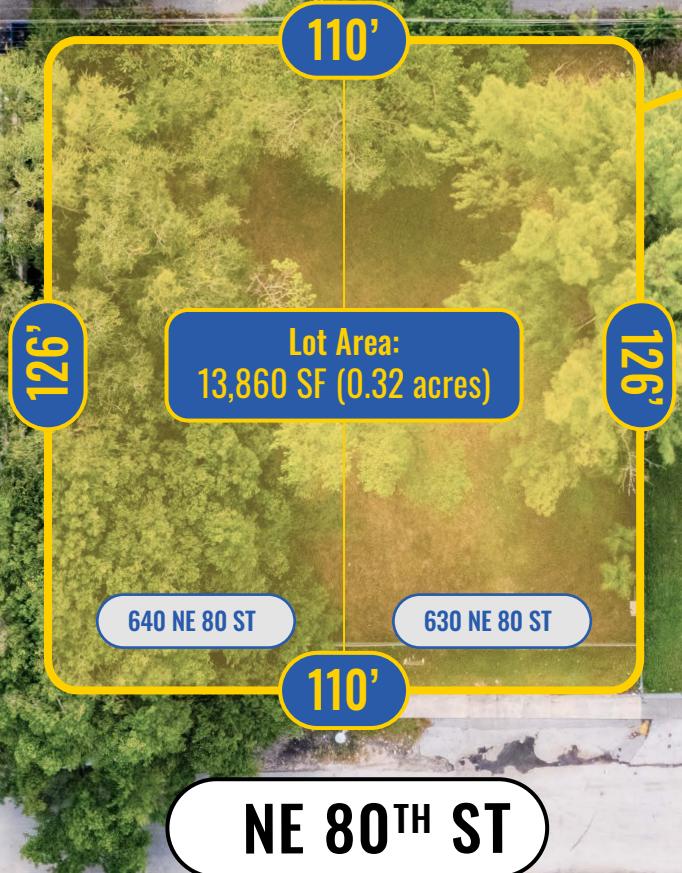
## UNIT MIX

TYPE	#	SQ. FT.
3 Bed / 3 Bath	20	1,300 SF
Total:	20	



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# BIRD'S EYE VIEW



## PARCEL BREAKDOWN

Address	Lot Area	Zoning
630 NE 80 ST	6,930 SF	T5-R
640 NE 80 ST	6,930 SF	T5-R
<b>TOTAL:</b>		<b>13,860 SF</b>

← BISCAYNE BLVD → 42,500 AADT

# EAST VIEW



4 MILES TO  
MIAMI BEACH

UNDER  
CONSTRUCTION



Tula Residences

PLANNED



Evvo House Hotel

NORTH BAY VILLAGE

APPROVED



7860-7880 NE Bayshore Ct

SUBJECT SITE

MARKY'S

CVS

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

<< BISCAYNE BLVD >> 42,500 AADT

# SOUTH VIEW

7 MILES TO  
DOWNTOWN MIAMI



UPPER EASTSIDE

MIMO DISTRICT

PLANNED



SWAGAT  
MIAMI



SAN LORENZO  
MIAMI



NE 79TH ST 30,200 AADT

BISCAYNE BLVD

42,500 AADT

SUBJECT SITE

NE 80TH ST



# NORTH VIEW



EL PORTAL

Miami Shores Country Club

MIAMI SHORES

THE KAVISTA



BISCAYNE BLVD  42,500 AADT

NE 79TH ST  30,200 AADT



OSTERIA

SUBJECT SITE



# WEST VIEW





12 MILES TO  
AVENTURA

MIAMI SHORES

SHORECREST

OSTERIA

SUBJECT SITE

MARKY'S

← BISCAYNE BLVD →

42,500 AADT

← NE 79TH ST → 30,200 AADT

Wendy's



# DEVELOPMENT MAP

# EAST OF THE ALPHA COMMERCIAL



# THE ALPHA COMMERCIAL



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