

DESIGNER RENTAL COMPOUND

8270-8280 NE 1ST PLACE MIAMI, FL 33138

FOR SALE & LEASE

THE ALPHA COMMERCIAL

THE ALPHA **COMMERCIAL**

THE ALPHA COMMERCIAL ADVISORS™

742 NE 79th Street, Miami, FL 33138

- www.thealphacomm.com
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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™ 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.

JAMIE ROSE MANISCALCO

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OFFERING SUMMARY

8270-8280 NE 1ST PLACE **MIAMI, FL 33138**

Neighborhood: Little River

Current Use: Multi-Family (Short-Term Rental)

5 (Fourplex + SFR) **Unit Count:**

3.271 SF **Total Building Area:**

12,750 SF (0.29 acres) **Total Lot Area:**

See Page 4 for parcel breakdown.

T5-0 **Zoning:**

Allowable Uses: Multi-Family, Hotel, **Educational**, Mixed-Use

Retail, Office, Religious, and more

Max. Density (By-Right): 19 Units

5 Stories Max. Height (By-Right):

See Page 5 for breakdown of full development potential.

Opportunity Zone: Yes

Live Local Eligible: Yes

40-Year Re-Certification: Yes

Asking Price (Sale): \$2,795,000

Asking Price (Lease): \$16,500/month (all-in)



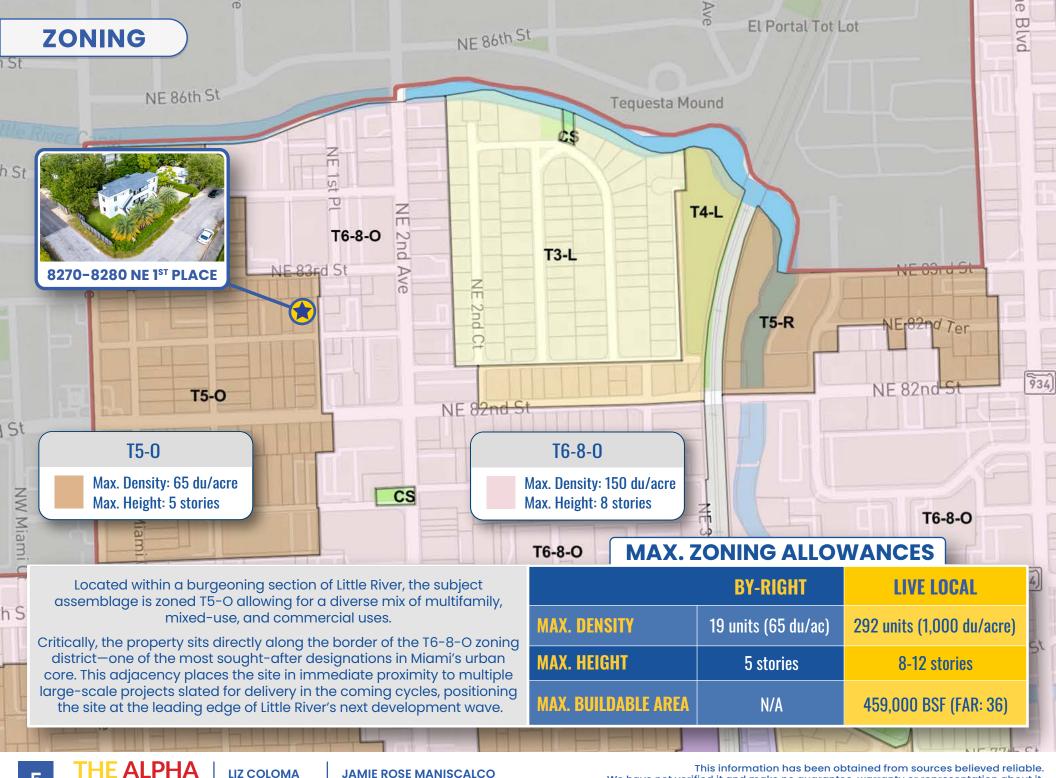
INVESTMENT HIGHLIGHTS

- 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-O zoning, Opportunity Zone benefits, and Live Local Act eligibility, the assemblage offers exceptional flexibility for future redevelopment and long-term value momentum.



NE 1ST PL

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



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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 and nearby public parking lot





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8280 NE 1ST PLACE (SFR) (CONT.)





























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