



CORNER RE-DEVELOPMENT OPPORTUNITY

100 NE 54TH STREET

MIAMI, FL 33137

FOR SALE

**THE ALPHA
COMMERCIAL**

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THE ALPHA COMMERCIAL ADVISORS™

742 NE 79th Street, Miami, FL 33138

🌐 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™ PRESENTS A UNIQUE OPPORTUNITY FOR HEAVY VALUE-ADD, ADAPTIVE RE-USE OR GROUND-UP RE-DEVELOPMENT ON THE TOUTED NE 54TH STREET COMMERCIAL CORRIDOR....

Currently configured as a triplex, the property represents a true blank canvas for investors or end-users, whether preserved as multifamily, transformed into boutique retail or office space, or redeveloped to maximize future potential. Anchored on the busy NE 54th Street commercial corridor, this highly convenient Eastern location blocks from Biscayne Boulevard sits within minutes of the Design District, Little River, and I-95.

OFFERING SUMMARY

100 NE 54TH ST

MIAMI, FL 33137

Neighborhood: Buena Vista/Little Haiti

Current Use: Multi-Family (Triplex)

Lot Area: 4,000 SF (0.09 acres)

Bldg. Area 1,839 SF

Zoning: T5-0

Max. Height: 5 stories

Max. Density: 5 units (65 du/acre)

Note: the above figure is by-right, additional density available with bonus and Live Local programs.

Allowable Uses: Retail, Office, Multifamily, Hotel, Mixed-Use, and more

Traffic Count: 21,000 AADT

Opportunity Zone: Yes

Live Local Eligible Yes

Asking Price: \$695,000



PROPERTY HIGHLIGHTS

- **Prominent Corner** – Highly visible Eastern location at NE 54th Street and NE 1st Avenue, blocks from Biscayne Blvd and across from both regional and national retailers.
- **Vacant & Unencumbered** – Delivered free of tenancies and renovation-ready, offering maximum flexibility for investors and end-users to start work immediately.
- **Revenue Optionality** – Flexible pathways toward income generation including rehabilitation as multi-family, or adaptive re-use as boutique office, retail, or mixed-use.
- **Connected Growth Corridor** – Located within an opportunity zone in the path of expansion near the Design District, Upper Eastside, Little River, Little Haiti, and major re-development pockets.
- **Accessible Entry** – Priced fairly and ideal for investors at all levels to gain access to a prime infill asset with tons of upside.



50'

80'

NE 1ST AVE



NE 54TH ST

21,000 AADT



EXTERIOR PHOTOS





SUSHI SAKE

« BISCAYNE BLVD 61,000 AADT »

« NE 2ND AVE 10,900 AADT »

Walgreens

metro
by T Mobile

Walrus Rodeo BOIA DE

« NE 54TH ST 21,000 AADT »





1	DESIGN DISTRICT	1 MILE
2	EDGEWATER	1.5 MILES
3	MIDTOWN	1.5 MILES
4	WYNWOOD	1.8 MILES
5	DOWNTOWN MIAMI	5 MILES

NE 2ND AVE

10,900 AADT

MIAMI JEWISH HEALTH

SUBJECT SITE

FUTURE DEVELOPMENT

NE 54TH ST

21,000 AADT

N MIAMI AVE

21,500 AADT





 **LITTLE HAITI CULTURAL COMPLEX**

LITTLE RIVER

LITTLE HAITI

N MIAMI AVE

21,500 AADT

NE 2ND AVE

10,900 AADT

NE 54TH ST

21,000 AADT

SUBJECT SITE

NEIGHBORHOOD MAP





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