



**WEST LITTLE RIVER**

**40-UNIT APPROVED PROJECT**

**1205 NW 79<sup>TH</sup> STREET**

**MIAMI, FL 33147**

**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.



LEARN MORE

## THE LISTING TEAM

**JAMIE ROSE MANISCALCO**  
President & Managing Broker

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📞 201-264-0113



## THE ALPHA COMMERCIAL ADVISORS® PRESENTS SKY79— A FULLY APPROVED & LATE-STAGE PERMIT DEVELOPMENT OPPORTUNITY AT THE FRONTIER OF MIAMI'S RAPIDLY TRANSFORMING NW 79<sup>TH</sup> STREET CORRIDOR....

Located within Miami-Dade's North Central Urban Area District just west of I-95, Sky79 sits along the ultra high-traffic NW 79th Street transportation corridor — at the epicenter of a neighborhood undergoing dramatic transformation, with large-scale institutional developers and numerous ASPR-approved infill projects actively reshaping the area's residential and commercial landscape.

Fully entitled and construction-documented through Miami-Dade County, Sky79 is a 40-unit, 6-story mixed-use development offering studios, 1 Bedroom/1 Bath, and 2 Bedroom/2 Bath residences with private balconies, and ground-floor retail— minutes from Little River, Downtown Miami, Wynwood, Midtown, and Brickell. With site plan approval already secured, Opportunity Zone designation, and Live Local eligibility adding further investor upside, the project supports both a stabilized rental income strategy and a for-sale condominium execution.

# OFFERING SUMMARY

## 1205 NW 79<sup>TH</sup> ST MIAMI, FL 33147

**Neighborhood:** West Little River

**Asset Type:** Land / Approved Project

**Net Lot Area:** 11,505 SF (0.26 acres)

**Gross Lot Area:** 23,581 SF (0.54 acres)

**Zoning:** UC-Center Mixed-Use Corridor  
(NCUAD - North Central Urban Area District)

**Approved Project Density:** 40 units

**Approved Project Height:** 6 stories

**Approved Project Bldg Area:** 45,754 BSF

See pages 4-5 for project metrics, allowable uses & special programs & full zoning breakdown.

**Traffic Count:** 36,500 AADT

**Site Plan Approved:** Yes

**Opportunity Zone:** Yes

**Live Local Eligible:** Yes

**Asking Price:** \$1,890,000

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



## INVESTMENT HIGHLIGHTS

- **Fully-Approved, Advanced-Stage Permit:** Full Miami-Dade County site plan approval already secured with construction documentation complete and quickly approaching permit-ready status, offering an accelerated path from acquisition to groundbreaking with minimal entitlement risk.
- **NCUAD Zoning + Opportunity Zone + Live Local:** A powerful trifecta of density-supportive zoning, federal tax incentives, and Live Local eligibility offering bonus density, reduced parking ratios, and long-term investor advantages for getting in early on this powerful path-of-progress.
- **Dual Exit Strategy:** Sky79's 40-unit, 6-story mixed-use program supports both a stabilized rental and retail income play, or a for-sale condominium execution — two clearly defined, market-supported paths to returns.
- **NW 79<sup>th</sup> Street Corridor Momentum:** Positioned at the epicenter of one of Miami's most actively transforming urban corridors, with large-scale institutional developers and a growing pipeline of ASPR-approved infill projects driving sustained land value appreciation west of I-95.
- **Curated Unit Mix & Modern Design:** Offering studios, 1BR/1BA, and 2BR/2BA residences with private balconies, ground-floor retail, and partial on-site parking — all wrapped in a contemporary architectural expression designed to attract and retain quality tenants or end-buyers.

# ZONING



**1205 NW 79<sup>TH</sup> ST**

**NCUAD – North Central Urban Area District**

**MC-Center, MC-Edge & MCS-Center**

- Max. Density: 60 du/acre
- Max. Height: 8 stories

**Subject Zoning**

- MC-Center

Under the Live Local Act, density may be increased to the maximum allowed in the municipality and max. height allowed within a mile, so long as 40% of the proposed units are reserved for workforce housing capped at 120% AMI for a minimum of 30 years.

**MM-Core**

- Max. Density: 125 du/acre
- Max. Height: 15 stories

**MM-Center**

- Max. Density: 90 du/acre
- Max. Height: 12 stories

MAX. ZONING ALLOWANCES		
	BY-RIGHT	LIVE LOCAL
<b>DENSITY:</b>	40 units (60 du/acre + 25% WFHU Bonus)	135 units (250 du/acre)
<b>HEIGHT:</b>	8 stories	14 stories
<b>ALLOWABLE USES:</b>	Multi-family, Mixed-Use, Retail, Office, Religious Educational, Hotel, Healthcare, and more	

Located within Miami-Dade’s North Central Urban Area District at the frontier of development West of I-95, this corridor is rapidly transforming, with large-scale projects by Swerdlow, Lennar, and Related delivering thousands of new housing units, retail, and employment to the area, joined by numerous ASPR-approved infill sites slated to bring everything from indoor padel courts to ground-up retail plazas and massive transit-oriented lifestyle hubs.

Densities within Urban Centers of Unincorporated Dade pull from the gross lot area rather than the net lot area in determining max. development potential. Gross lot area is calculated including the right-of-way

# APPROVED PLANS



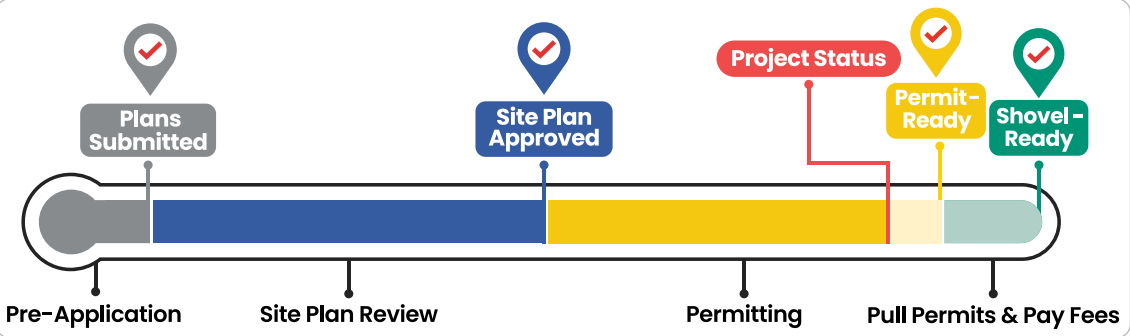
## PROJECT METRICS

<b>Project Type:</b>	Mixed-Use: Multi-Family / Condo
<b>Project Status:</b>	Late-Stage Permitting
<b>Program:</b>	By-Right w/ Workforce Housing Bonus
<b>Net Lot Area:</b>	11,505 SF (0.26 acres)
<b>Gross Lot Area:</b>	23,581 SF (0.54 acres)
<b>Project Density:</b>	40 units
<b>Project Height:</b>	6 stories
<b>Project Building Area:</b>	45,754 BSF
<b>Residential:</b>	26,626 SF
<b>Retail:</b>	2,976 SF
<b>Provided Parking:</b>	6 spaces

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

## UNIT MIX

TYPE	#	SQ. FT.
2 Bed / 2 Bath	3	865 SF
1 Bed / 1 Bath	35	615 SF
Studio	2	475 SF
<b>Total:</b>	<b>40</b>	
<b>Average:</b>		<b>684 SF</b>



**Introducing Sky79, an elevated urban living experience rising 6 stories with 40 thoughtfully-designed units and activated street-level retail frontage in the heart of West Little River. Fully approved by Miami-Dade County and permit-ready, the project features a curated mix of studios, 1 BR/1 BA, and 2 BR/2 BA residences, all wrapped in modern architecture with spacious private balconies and a boutique feel unmatched among the pipeline of new construction projects for this quickly evolving corridor.**

# RENDERINGS



# BIRD'S EYE VIEW



« NW 12<sup>TH</sup> CT »

« NW 12<sup>TH</sup> AVE »

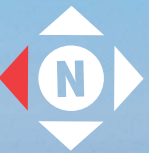
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Net Lot Area: 11,505 SF  
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« NW 79<sup>TH</sup> ST 36,500 AADT »





MIAMI SHORES

LITTLE RIVER



APPROVED



1145 NW 79<sup>TH</sup> St

APPROVED



Little River Master Plan

WEST LITTLE RIVER

APPROVED



SUBJECT SITE

36,500 AADT

NW 79<sup>TH</sup> ST

NW 12<sup>TH</sup> AVE

# WEST VIEW



**NORTHSIDE STATION**

**NORTHSIDE TRANSIT VILLAGE**

**NORTHSIDE VISTAS APARTMENTS**

**NORTHSIDE COMMONS**

« **NW 27<sup>TH</sup> AVE** 31,500 ADT »

« **NW 17<sup>TH</sup> AVE** 23,000 ADT »

**APPROVED**



**1477 NW 79<sup>TH</sup> St**

**APPROVED**



**The HueHub Project**

**WEST LITTLE RIVER**

**NW 79<sup>TH</sup> ST**  
36,500 ADT

**SUBJECT SITE**

« **NW 12<sup>TH</sup> AVE** »

**APPROVED**



**Swerdlow Project**

# SOUTHEAST VIEW



1	DOWNTOWN MIAMI	6.7 MILES
2	EDGEWATER	4.2 MILES
3	WYNWOOD	4 MILES
4	ALLAPATTAH	3.8 MILES



LITTLE RIVER INDUSTRIAL DISTRICT

WEST LITTLE RIVER

MIAMI NORTHWESTERN SENIOR HIGH

NW 79<sup>TH</sup> ST  
36,500 AADT

NW 12<sup>TH</sup> AVE

SUBJECT SITE

# SOUTH VIEW



▲ 6.7 MILES TO  
DOWNTOWN MIAMI



MIAMI NORTHWESTERN SENIOR HIGH

LITTLE RIVER INDUSTRIAL DISTRICT

WEST LITTLE RIVER

◀◀ NW 79<sup>TH</sup> ST 36,500 AADT ▶▶



SUBJECT SITE



JEWISH LEADERSHIP ACADEMY



NORTH SHORE MEDICAL CENTER

WEST LITTLE RIVER

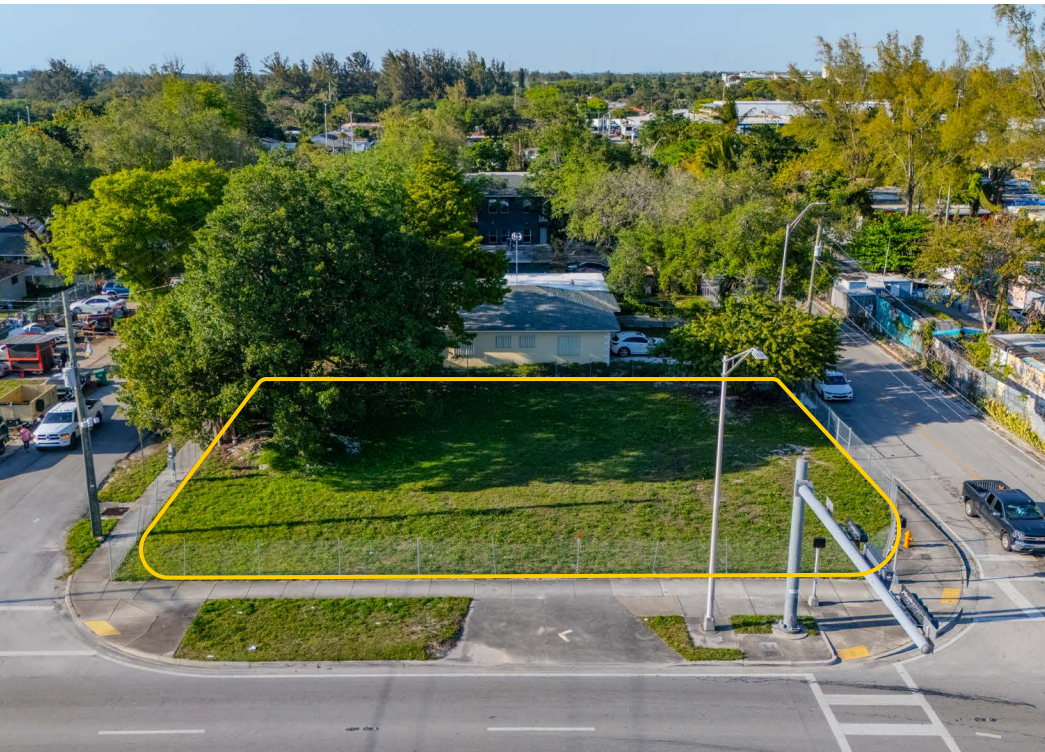
APPROVED

SUBJECT SITE



NW 79<sup>TH</sup> ST 36,500 AADT

# PROPERTY PHOTOS



# DEVELOPMENT MAP

## WEST OF 95 THE ALPHA COMMERCIAL



**PROPOSED**

**Lennar Condo Project**  
3017 NW 79th St

Plans include 488 condos + 5,000 SF of commercial space near Northside Metrorail Station on a 15.1-acre site, affiliated with North Miami-based 79 Northside Town Station LLC, part of IMC Equity Group. Plans include (9) six-story buildings and (3) three-story buildings, unit mix is 288 two-bedroom units and 210 three-bedroom units.

**COMPLETED**

**Northside Vistas Apartments**  
8400 NW 27th Ave

Developed in 2025 by IMC Equity Group, the 161-unit project was built under the Live Local Act as workforce housing, and is part of a larger mixed-use development that includes retail & self-storage.

### WEST LITTLE RIVER

**APPROVED**

**Little 22 Apartments**  
8001 NW 22nd Ave

Proposed by developer Z2G Investments LLC, 0.24-acre infill site with site plan approval for 40 apartments (5 workforce units) across 50,000 SF of construction, heavily reliant on transportation w/ variance for only 21 parking spaces.

**COMPLETED**

**Jewish Leadership Academy**  
975 NW 95th St

**APPROVED**

**Residences at Palm Court**  
860-950 NW 95th St

The Related Urban Development Group has been approved to redevelop 191 existing public housing units w/ 316 new mixed-income apartments, to include a 5,000-square-foot clinic operated by the Jessie Trice Community Health System. A public-private partnership with Miami-Dade County Public Housing, the Live Local project is designed by Modis Architects with estimated completion in June 2026.

**PROPOSED**

**1145 NW 79th St**

Miami-based 1145 Investments LLC, led by Frank C. Perez, Lilliam D. Perez and Francisco J. Perez of Entek Construction, filed pre-application with county officials concerning the 0.68-acre site in early 2025 for an 11-story apartment complex under the Live Local Act. Plans are for a scaled-down project of 126 units, 4,366 SF of retail, and 180 parking spaces.

**PROPOSED**

**Little River Heights**  
260-290 NW 79th St

Bay Height Capital affiliate 79th Villas LLC paid a combined \$2.7 million in late November 2024 to acquire the 0.92-acre site. The project will feature an 8-story building with 106 market-rate residential units + ground-floor retail. Currently not planning to utilize Live Local Act benefits.

**PROPOSED**

**Dr. Marvin Dunn Manor**  
7000 NW 27th Ave

A Coral Gables-based developer, Stone Soup Development has proposed a 7-story affordable multi-family housing community with 101 residences: 25 studio apartments and 76 one-bedroom homes. Residency would be reserved for tenants earning 30 to 80 percent of the area median income (AMI).

**COMPLETED**

**Northside Commons**  
8301 NW 27th Ave

Operated & developed by Carrfour Supportive Housing w/ design by Behar Font & Partners, this 80-unit affordable housing community completed in 2021 consists of 56 units dedicated to adults in need of supportive care + 24 for median-income residents, designed to foster wellness and opportunity.

**APPROVED**

**Fraca Residences**  
7900 NW 21st Ave

Final site plan approval for a 5-story, 26-unit apartment (4 WHUs) project w/ two retail spaces. Advantaged by 25% workforce housing density bonus and a 100% parking reduction.

**COMPLETED**

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**UNDER CONSTRUCTION**

**Modena 22**  
8624 NW 22nd Ave

Modena Housing Group is advancing a 9-story multifamily project on a 0.25-acre infill site in Miami-Dade's West Little River neighborhood. Consisting of 48 apartment units and 5 workforce units under the County's density bonus program. Spearheaded by Hollandale Beach developers Alejandro Ambrugno and Alejandro Garcia and designed by Yanina Mauro of Red Octopus. Local project is designed by Modis Architects with estimated completion in June 2026.

**APPROVED**

**1477 NW 79th St**

Site plan approved for 126 units in 14 stories plus 2,740 SF of retail.

**APPROVED**

**Sky 79**  
1205 NW 79th St

The Administrative Site Plan Approved project involves a 6-story mixed-use development with 40 residential units and ground-floor commercial space, Red Octopus, LLC is the architect of record, with permitting beginning in April 2025.

**APPROVED**

**Little River Master Plan**  
520 NW 75th St

Swerdlow Group, in partnership with AJ Capital Partners brings a 65-acre redevelopment transforming the Little River-Little Haiti corridor. Plans call for over 5,700 residential units - mixed between affordable & workforce housing units, as well as 370,000 square feet of commercial space, office space, schools, a new Tri-Rail station, and around 250,000 square feet of pedestrian-orientated green space.

**PLANNED**

**Miami Scoor**  
8050 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,980 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.

### 79TH ST CORRIDOR

**PLANNED**

**1501 NW 79th St**

Recently completed shopping center, planning to build 5 parts in 26 units w/ 2nd and 3rd floor parking.

**COMPLETED**

**Northside Transit Village**  
3150 NW 79th St

Developed by Atlantic | Pacific Communities, Northside Transit Village is a four-phase, transit-oriented, mixed-income community anchored by the Northside Metrorail Station, delivering more than 600 residential affordable, workforce and senior housing units. Designed by Corvill Architects, its direct Metrorail integration and Live Local-aligned density exemplifies the development push in this region.

**APPROVED**

**Capri Place II**  
8001 NW 27th Ave

Breaking ground in Q4 of 2025, this 180-unit mixed-use community is being developed in partnership by Richman Group Development—designed to meet Miami's growth and rising demand for affordable housing.

**APPROVED**

**The HueHub Project**  
8400 NW 26th Ave

Miami-Dade's largest Live Local Act project to date, delivering 4,000+ units across seven 35-story towers. Led by Spanish developer Pablo Castro with local consultant Laura Tauber and designed by Arquitectonica, the \$880 million community is a Transit-Oriented Development (TOD) adjacent Northside Metrorail Station and Tri-Rail. Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space + 200,000 Sq. Ft. of amenities.

**PROPOSED**

**Indoor Padel Courts**  
1255 NW 78th St

HGMC Build LLC, managed by Mariano Martinez has proposed an 11,714 Sq. Ft. facility w/ 4 indoor padel courts, 3,000 SF of retail and 8 parking spaces, leveraging parking variances from nearby transit stop. Design by Miami-based Cala Studio.

**PROPOSED**

**Consolidated Companies Group Project**  
1400 NW 79th St

A proposed mobile home park re-development, plans were submitted in 2025 for an 8-story mixed-use building with 145 units of 1 & 2 BR layouts between 610-1050 Sq. Ft. -- 18 units would be designated as workforce housing (no Live Local bonuses used). Plans also include 3,800 SF of retail and 145 parking spaces.

**PROPOSED**

**838 NW 79th St**

Cooper City-based Ainzul Holdings LLC proposed plans for a mid-rise project with 14 stories above grade and 163 units, 40% of which (65) would be deemed workforce housing. Project features 2,500 SF of retail and 192 parking spaces, designed by Meru Architecture.

**COMPLETED**

**Liberty Square Apartments**  
1415 NW 63rd Street

Led by Related Urban Development Group in partnership with Miami-Dade County, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes. This phase brings the total number of completed units at Liberty Square to 793, with public-private investment in the project so far exceeding \$220 million.

**UNDER CONSTRUCTION**

**Miami Breeze Way**  
301 NW 71st St

A massive adaptive re-use, urban-infill development totalling 27 acres by A.J. Capital & M&W Partners.

**PLANNED**

**River Bend at Palmer Lake**  
7600 NW 27th Ave

Neology Development Group, led by Lissette Calderon is leading the revitalization of the Palmer Lake District with a 1350-unit, mixed-use riverfront development on a 7-acre parcel near Freedom Park. The 3-phase planned community will feature residential, retail, & marina spaces, redefining the area's potential. Design by Behar Font. Slated for ground-breaking in 2025 Q1. May 2025 reports suggest a prospective land-bank sale to Miami International Airport and an appraised \$60MM value.

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**The HueHub Project**  
8400 NW 26th Ave

Miami-Dade's largest Live Local Act project to date, delivering 4,000+ units across seven 35-story towers. Led by Spanish developer Pablo Castro with local consultant Laura Tauber and designed by Arquitectonica, the \$880 million community is a Transit-Oriented Development (TOD) adjacent Northside Metrorail Station and Tri-Rail. Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space + 200,000 Sq. Ft. of amenities.

**PROPOSED**

**Indoor Padel Courts**  
1255 NW 78th St

HGMC Build LLC, managed by Mariano Martinez has proposed an 11,714 Sq. Ft. facility w/ 4 indoor padel courts, 3,000 SF of retail and 8 parking spaces, leveraging parking variances from nearby transit stop. Design by Miami-based Cala Studio.

**PROPOSED**

**Consolidated Companies Group Project**  
1400 NW 79th St

A proposed mobile home park re-development, plans were submitted in 2025 for an 8-story mixed-use building with 145 units of 1 & 2 BR layouts between 610-1050 Sq. Ft. -- 18 units would be designated as workforce housing (no Live Local bonuses used). Plans also include 3,800 SF of retail and 145 parking spaces.

**PROPOSED**

**838 NW 79th St**

Cooper City-based Ainzul Holdings LLC proposed plans for a mid-rise project with 14 stories above grade and 163 units, 40% of which (65) would be deemed workforce housing. Project features 2,500 SF of retail and 192 parking spaces, designed by Meru Architecture.

**COMPLETED**

**Liberty Square Apartments**  
1415 NW 63rd Street

Led by Related Urban Development Group in partnership with Miami-Dade County, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes. This phase brings the total number of completed units at Liberty Square to 793, with public-private investment in the project so far exceeding \$220 million.

**UNDER CONSTRUCTION**

**Miami Breeze Way**  
301 NW 71st St

A massive adaptive re-use, urban-infill development totalling 27 acres by A.J. Capital & M&W Partners.



LEARN MORE

# DEVELOPMENT MAP

## EAST OF 95 THE ALPHA COMMERCIAL



# NEIGHBORHOOD MAP





# THE ALPHA COMMERCIAL

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