



SITE PLAN APPROVED DEVELOPMENT

1477 NW 79TH STREET
MIAMI, FL 33147

FOR SALE
THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS™

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.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 SITE PLAN APPROVED OPPORTUNITY WITH FULL-BLOCK FRONTOAGE ON WEST LITTLE RIVER'S CRITICAL NW 79TH STREET PATH TO PROGRESS....

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.

The subject site is fully-approved for a 126-unit Live Local project, offering both entitlement certainty and design flexibility, as the seller is open to scaling back height & density to meet a buyer's program. With Opportunity Zone designation, Live Local eligibility, and site plan approval already baked-in, the site provides strong fundamentals and long-term upside as development momentum continues picking up speed on this high-traffic mixed-use corridor.

OFFERING SUMMARY

1477 NW 79TH STREET MIAMI, FL 33147

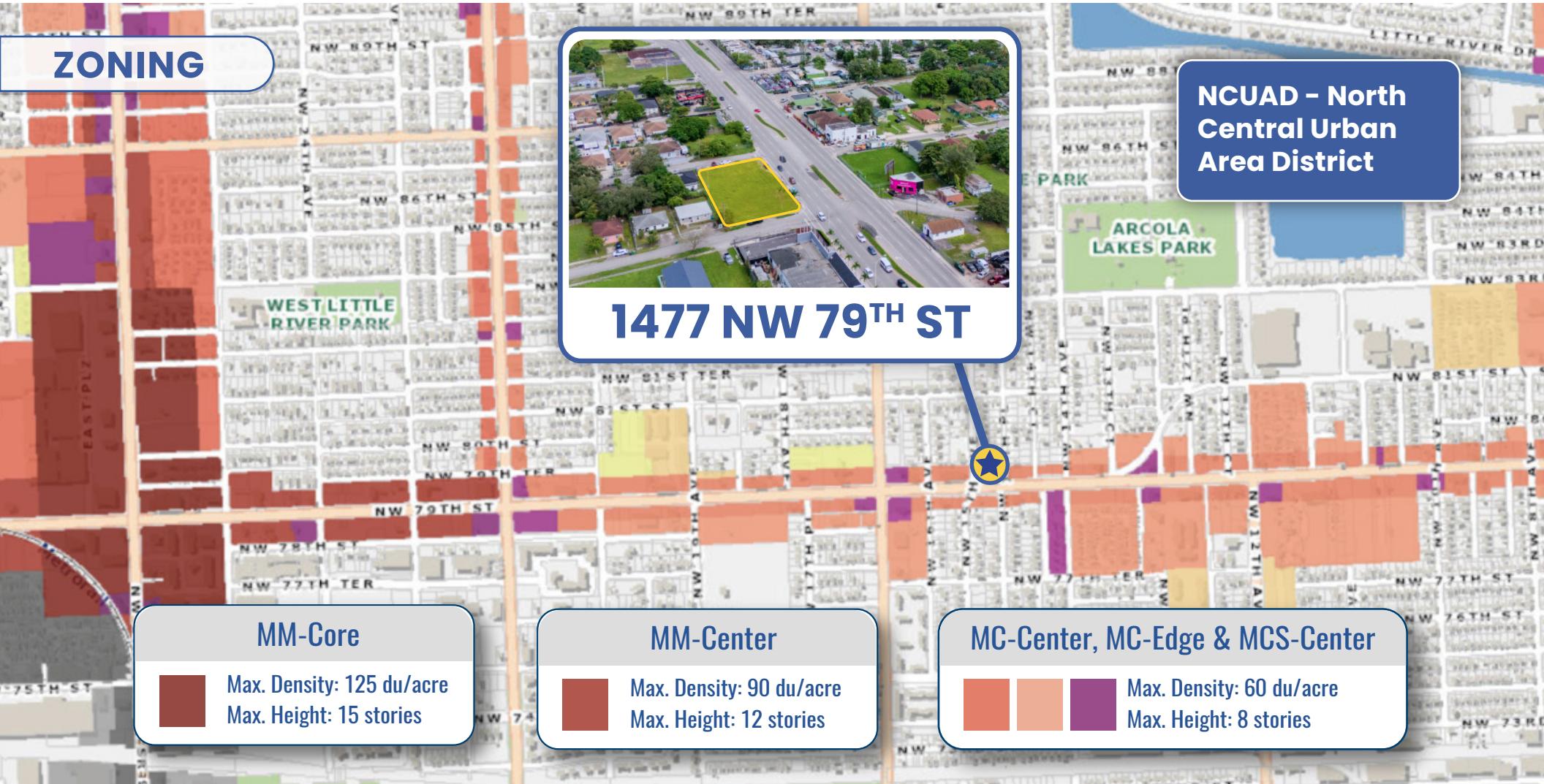
Neighborhood:	West Little River
Asset Type:	Land
Net Lot Area:	17,156 SF (0.39 acres)
Gross Lot Area:	32,189 SF (0.74 acres)
Zoning:	UC-Center Mixed-Use Corridor (NCUAD - North Central Urban Area District)
By-Right Density:	55 units (inc. bonuses)
By-Right Height:	8 stories See Pages 5-7 for full project & zoning breakdowns.
Approved Density:	126 units
Approved Height:	14 stories
Traffic Count:	36,500 AADT
Opportunity Zone:	Yes
Live Local Eligible:	Yes
Site Plan Approval:	Yes
Seller-Financing Available:	Yes
Asking Price:	\$1,695,000



PROPERTY HIGHLIGHTS

- **Frontier of Growth:** Positioned peripherally to the urban core amongst transformative projects totaling 10,000+ planned units and establishing NW/NE 79th Street as Miami's next big development corridor.
- **Fully-Approved Project:** Full site-plan-approval secured for 126 units plus ground-floor retail with seller flexibility to scale back height and density to meet buyer objectives.
- **Opportunity Zone + Live Local Incentives:** Combines federal and local programs offering bonus density, reduced parking ratios, and long-term tax advantages.
- **High-Traffic Location:** Full-block frontage on bustling NW 79th Street, experiencing upwards of 36,500 daily vehicles with ready-access to both public transit and infrastructure.

ZONING



Located along one of the area's major commercial corridors, the subject site is located within the NCUAD - North Central Urban Area District's Center Mixed-Use Corridor District, permitting multi-family, mixed-use, and commercial uses. With a critical mass of upcoming projects, this area is quickly expanding into a notable development pocket adding density and enhanced livability to this emerging neighborhood.

BY-RIGHT ZONING ALLOWANCES:

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

By-Right Max. Density: 60 du/acre **By-Right Max. Height:** 8 Stories

Allowable Uses: Multi-family, Mixed-Use, Retail, Office, Religious, Educational, Hotel, Healthcare, and more

APPROVED PLANS

PROJECT METRICS



Featuring full site plan approval for a 126-unit mixed-use Live Local Act project with ground-floor retail component, the site plan is easily scaled back to accommodate lesser height and density without re-submitting through the Administrative Site Plan Review (ASPR) process.

Project Type:	Mixed-Use: Multi-Family + Retail
Project Status:	Site Plan Approved
Program:	Live Local Act (SB-102)*
Net Lot Area:	17,156 SF (0.39 acres)
Gross Lot Area:	32,189 SF (0.74 acres)
Approved Project Density:	126 units
Approved Project Height:	14 stories
Approved Building Area:	149,762 BSF
Residential:	58,725 SF
Retail:	2,750 SF
Provided Parking:	80 spaces (Podium, levels 2-5)

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.

UNIT MIX

TYPE	#	SQ. FT.
2 BR / 1 Bath	18	654 SF
1 BR / 1 Bath	36	544 SF
1 BR / 1 Bath + Den	36	506 SF
Studio / 1 Bath	36	408 SF
Total	126	

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By-Right Project (w/ Bonuses)



Project Density:	52 units (60 du/acre + 25% density increase for workforce housing = 55 units allowed by-right)
Project Height:	6 stories (Max. 8 allowed by-right)
Gross Building Area:	61,073 BSF
# Parking Spaces:	15 spaces
Parking Layout:	All at-grade (Level 1)
Mixed-Use Component:	2,403 Sq. Ft.

SITE PLAN APPROVED

'Sweet-Spot' Live Local Project



Project Density:	126 units (170 du/acre)
Project Height:	14 stories
Gross Building Area:	149,762 BSF
# Parking Spaces:	80 spaces
Parking Layout:	Podium, Levels 2-5
Mixed-Use Component:	2,750 Sq. Ft.

Live Local 'Maxed Out' Project

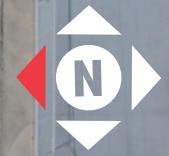


Project Density:	182 units (250 du/acre)
Project Height:	20 stories
Gross Building Area:	TBD
# Parking Spaces:	124 spaces (only 32 spaces required)
Parking Layout:	Structured parking with podium (Levels 1-7)
Mixed-Use Component:	2,750 Sq. Ft.

Note: Densities within Urban Center Districts of the Unincorporated Miami-Dade County zoning code are calculated based on gross lot area inclusive of the right-of-way.

BIRD'S EYE VIEW

Note: Dimensions exclude the alley, refer to survey for detailed figures.



NE 15TH AVE

75'

186'

75'

NE 14TH PL

Net Lot Area: 17,156 SF (0.39 acres)
Gross Lot Area: 32,189 SF (0.74 acres)

181'



NW 79TH ST

36,500 AADT

EAST VIEW



MIAMI SHORES



PROPOSED



Future Development



LITTLE RIVER

APPROVED



Little River Master Plan

WEST LITTLE RIVER

APPROVED



SUBJECT SITE

INTERSTATE
95
NW 79TH ST
36,500 AADT

SOUTH VIEW

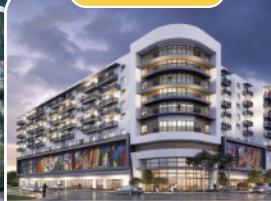
6.7 MILES TO
DOWNTOWN MIAMI



LITTLE RIVER INDUSTRIAL DISTRICT

MIAMI NORTHWESTERN SENIOR HIGH

APPROVED



COMPLETED



PROPOSED
Future Development

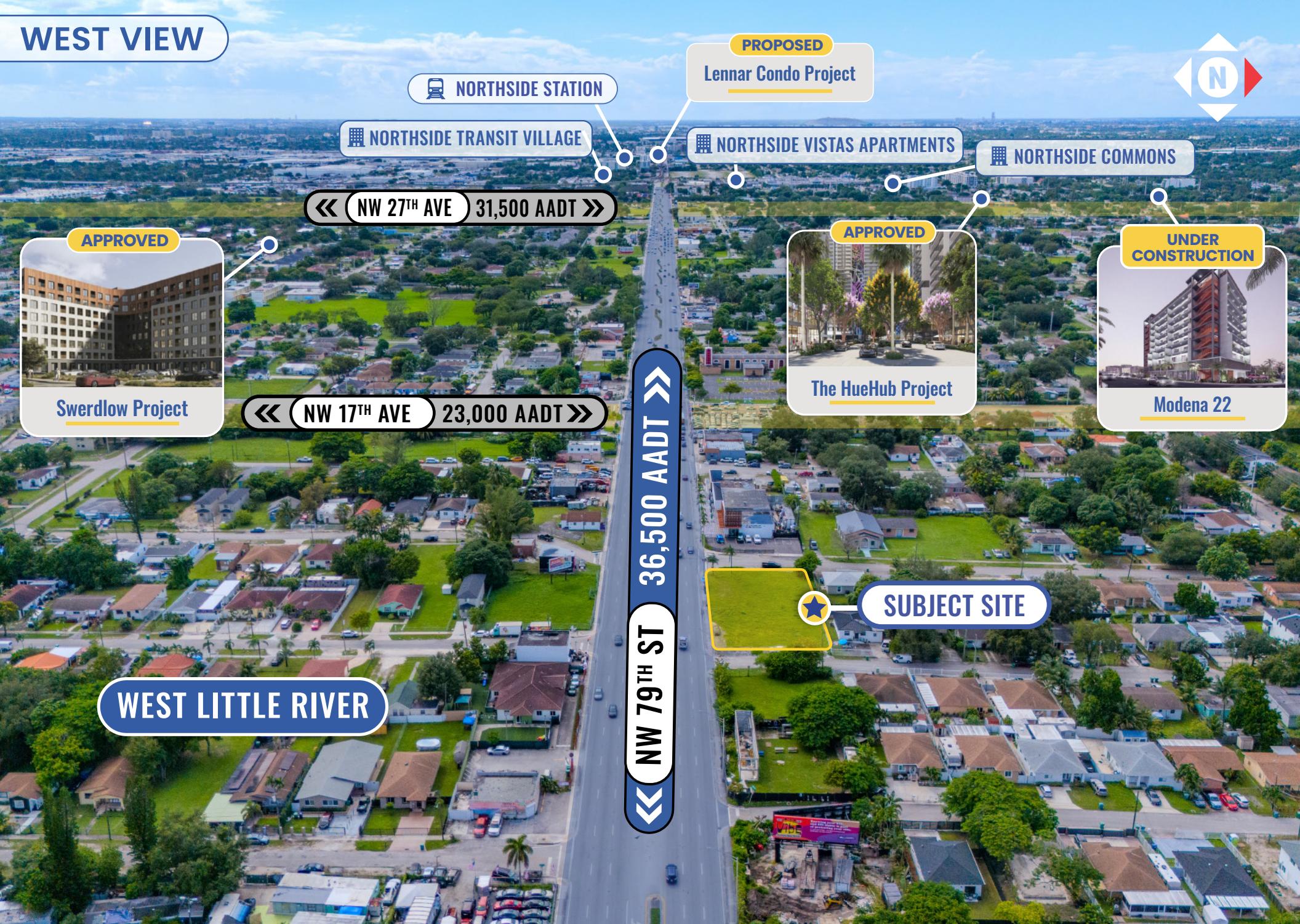
WEST LITTLE RIVER

« NW 79TH ST

36,500 AADT »

SUBJECT SITE

WEST VIEW





Little River Master Plan

LITTLE RIVER

📍 520 NW 75th Street & Multiple Locations, Miami, FL 33138



Swerdlow Group, in partnership with AJ Capital Partners, has secured approval for a \$3 billion, 65-acre redevelopment transforming the Little River–Little Haiti corridor. The plan calls for over 5,700 residential units—2,284 affordable rentals, 1,398 workforce apartments, and more than 2,000 workforce condos—making it one of the largest housing initiatives in Miami-Dade history.

Renderings envision a Main Street-style district blending housing, retail, and green space, anchored by 370,000 SF of commercial uses with commitments from Home Depot, BJ's, and a major grocer. The community will be transit-linked with a new Tri-Rail station, creating a walkable hub of housing, jobs, and amenities in the city's urban core.

Northside Transit Village

WEST LITTLE RIVER

📍 3150 NW 79th Street, Miami, FL 33147



Developed by Atlantic | Pacific Communities, Northside Transit Village is a four-phase, transit-oriented mixed-income community anchored by the Northside Metrorail Station.

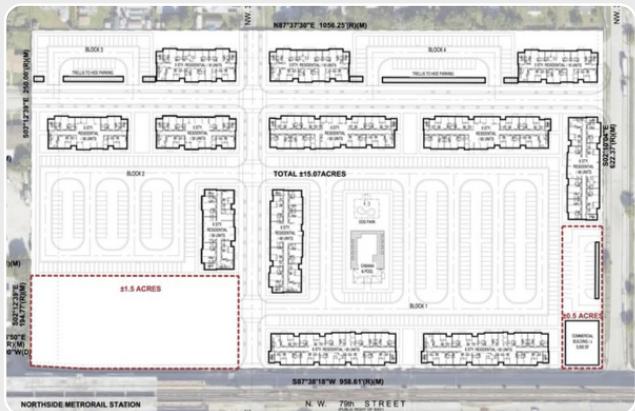
Spanning multiple parcels along NW 77th to 79th Streets, the project delivers more than 600 residential units across affordable, workforce, and senior housing phases. Designed by Corwil Architects, recent phases include an 11-story, 200-unit building with ground-floor retail, structured parking, and modern amenities such as a fitness center, business lounge, and community spaces. With its direct Metrorail integration and Live Local-aligned density, Northside Transit Village exemplifies Miami-Dade's push toward transit-connected attainable housing in the urban core.

NOTABLE NEARBY DEVELOPMENTS

Lennar Condo Project

3017 NW 79th St, Miami, FL 33147

WEST LITTLE RIVER



Plans include 498 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.

Swerdlow Project

7200 NW 22nd Ave, Miami, FL 33147

WEST LITTLE RIVER



Proposed in July 2025 by SG Poinciana Ventures LLC, a partnership between Swerdlow, Stephen Garchik of SJM Partners, and Alben Duffie. Mediterranean Shipping Co. (MSC) the 37-acre project would offer both residential & industrial aspects, with the 3 phases planned to offer a combined 809 senior & workforce housing units, 110,000 square feet of industrial space, a 15,000-square-foot hospitality training center, & 4,000 square feet of retail.

NOTABLE NEARBY DEVELOPMENTS

The HueHub Project

8395 NW 27th Avenue, Miami, FL 33147



WEST LITTLE RIVER

The Hue Hub has received final approval for 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) located within one block of the Northside Metrorail Station and near the Tri-Rail.

Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space with nearly 200,000 Sq. Ft. of shared amenities—including coworking, wellness, arts and culture, and community spaces—positioning the project as a landmark in Miami's next wave of mixed-income development.

Modena 22

8624 NW 22nd Avenue, Miami, FL 33147



WEST LITTLE RIVER

Currently under construction, 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 Hallandale Beach developers Alejandro Ambrugna and Alejandro Garcia and designed by Yanina Mauro of Red Octopus, the 50,340 SF building will include a multipurpose community room and 24 parking spaces—though none are required under the area's urban zoning.

Positioned in a growing transit corridor, Modena 22 reflects a broader push toward attainable infill housing in West Little River, where Mauro is concurrently designing six similar projects aimed at meeting Miami's workforce demand through compact, transit-aligned development.

Liberty Square Apartments

LIBERTY CITY

1415 NW 63rd Street, Miami, FL 33147



The Liberty Square Redevelopment is reshaping the heart of Miami with a bold vision for inclusive growth and long-term community impact. Led by Related Urban Development Group, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes.

Anchored by the new Jessie Trice Community Health Center, the project will include a new headquarters for the Miami-Dade Chamber of Commerce, with parks & green space supporting the project's health-conscious mission. A national grocer and expanded retail offerings will boost day-to-day convenience and economic activity, all connected by direct access to the South Dade Transit Way—a true transit-ready community in progress.

Principio Project

LIBERTY CITY

5401 NW 7th Ave, Miami, FL 33127



Next Development Groups plans an 8-story, 142-unit Live Local project, totaling 215,256 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act, 40% of those apartments would be workforce housing.

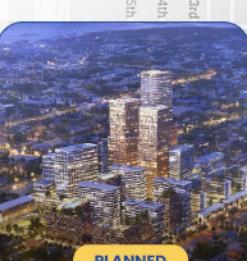
The Live Local Act which was approved in 2023 allows developers to build to the maximum density allowed in cities and the greatest height within a one-mile radius of the site in exchange for making 40% of the residential units workforce housing at 120% of area median income, a catalyst fueling the expedited development of 'missing-middle' housing options in Miami's peripheral core neighborhoods.

DEVELOPMENT MAP

EAST OF



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PLANNED
Miami Soar
8050 NW Miami Ct

Massive 11+ acre Scar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.



PLANNED
River Haus
123 NE 79th St

From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,545 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.



PLANNED
Bosco Residences
8400 NE 1st Pl

William Jacome & YAKOL Capital Partners plan 300+ unit mixed-use condo/retail project with emphasis on innovative, green design intended to reconnect residents with nature.



COMPLETED
The Citadel
8300 NE 2nd Ave

This 60,000 SF food hall with swanky rooftop bar is home to 15+ concepts and has catalyzed the local F&B scene.



PROPOSED
Future Project
8038 NE 2nd Ave

Infinity Collective and MVW Partners propose Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.



PLANNED
Evvo House Hotel
8001 NE Bayshore Ct

A 12-story, 81-room boutique hotel with a rooftop pool, ground-floor retail with direct boardwalk access and a penthouse suite.



PRE-CONSTRUCTION
Pagani Residences
7940 West Dr

Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.



PLANNED
Continuum Club
and Residences
1755 79th St Causeway

Continuum Company in partnership with Aksoy Holdings plans a 32-story, 198-unit luxury condo with 50,000 SF of indoor and outdoor amenities plus a waterfront restaurant.



COMPLETED
Palm Tree Club
1855 79th St Causeway

Luxury waterfront restaurant by DJ Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex, & dock-and-dine marina.

79TH ST CORRIDOR



UNDER CONSTRUCTION
mids MARKET

Miami Breeze Way
301 NW 71st St

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



PLANNED
FUTURE PROJECT
530 NW 75th St

Swerdlow Group, AJ Capital Partners - project includes 7,513 units & over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.



PLANNED
CEDARst Little River
7715 - 7737 NE 2nd Ave

Newly funded, site plan includes 191 units and 8,000+ SF of retail. Chicago-based CEDARst is poised to be first-mover for a larger-scale project in this area. Design by ODP Architecture.



PLANNED
NoLi 75
7501 NE 2nd Ave

10-story residential building with 169 units.



PLANNED
79 Biscayne Blvd
7880 Biscayne Blvd

Santec & B Developments plan a 12-story mixed-use tower with 355 residential units and over 35k SF of ground-level retail.



COMING SOON
La Brasserie
620 NE 78th St

New waterfront restaurant concept from London-based hospitality group, replacing Tigre.



UNDER CONSTRUCTION
Tula Residences
7918 West Dr

21-stories with 54 waterfront residences by Bayshore Grove Capital + Global & Pacific Orient Properties - the first new condo development on North Bay Village in over a decade.



PLANNED
Little River Plaza
279 NE 79th St

12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.



PLANNED
Sunbeam Towers
1400 - 1401 79th St Cswy

A 13-acre mixed-use development with 8-10 towers will feature 1,936 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.



UNDER CONSTRUCTION
Shoma Bay Condo
1850 79th St Causeway

24-stories with 333 condos featuring a Publix, rooftop lounge, Shoma Bazaar food hall, zen garden, and other dynamic features



COMPLETED
Continuum Club
and Residences
1755 79th St Causeway

Luxury waterfront restaurant by DJ Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex, & dock-and-dine marina.



PLANNED
Argentine Youth
Soccer Academy
7540 E Treasure Dr



LEARN MORE

NEIGHBORHOOD MAP





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