LITTLE HAVANA

RIVER DISTRICT APPROVED PROJECT

566 NW 1ST STREET

MIAMI, FL 33128

FOR SALE

THE ALPHA COMMERCIAL

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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.

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THE LISTING TEAM

JAMIE ROSE MANISCALCO

President & Managing Broker

jamie@thealphacomm.com

201-264-0113

THE ALPHA COMMERCIAL ADVISORS® PRESENTS AN ADVANCED LUXURY DEVELOPMENT OPPORTUNITY CAPITALIZING ON MIAMI'S RESURGENT RIVER DISTRICT AND UNDERPINNED BY PREMIUM T6-8-O ZONING.....

In the final stretch toward permit-ready approvals, this 12-unit, 7-story boutique condo project, Pandora River offers an architecturally unique infill alternative for developers recognizing the rapid appreciation of the dynamic Miami River District. Offering executional clarity and a defined approval trajectory, bypass the most time-intensive stages and move rapidly toward groundbreaking.

Leveraging its strategic position just off West Flagler Street — a primary east-west corridor linking East Little Havana to Downtown Miami — and the underlying T6-8-O high-density zoning profile, the site benefits from immediate connectivity to Brickell, the Miami Riverwalk, major employment nodes, and I-95 exposure exceeding 165,000 vehicles daily. Positioned within a neighborhood experiencing sustained residential and mixed-use reinvestment, Pandora River is designed to introduce modern, efficiently scaled housing into a supply-constrained urban waterfront corridor while capitalizing on both vertical density and long-term district momentum.

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OFFERING SUMMARY

566 NW 1ST STREET
MIAMI, FL 33128

Neighborhood:	Little Havana / River District
Asset Type:	Covered Land / Approved Project
Lot Area:	5,000 SF (0.11 acres)
Existing Bldg Area:	1,698 SF
Existing Unit Count:	1 (SFR)
Zoning:	T6-8-O
Max. Density:	17 units (150 du/acre)
Max. Height:	8 stories
Max. Buildable Area: See page 5 for approved project metrics	25,000 BSF
Allowable Uses:	See page 4
Approved Site Plan:	Yes
Live Local Eligible:	Yes
Seller-Financing Available:	Yes
Asking Price:	$1,795,000

Click to View Due Diligence Folder & Plans

INVESTMENT HIGHLIGHTS

- **Advanced-Stage Approvals:** With luxury 12-unit, 7-story project plans advancing straight through the permitting process, this rare water-view project offers an accelerated timeline from acquisition to construction start.
- **Coveted T6-8-O Underlying Zoning:** Located within a limited pocket of dense and use-liberal zoning supporting retail, office, and hotel in addition to multi-family and mixed-use, with by-right allowances for up to 17 units (150 du/acre) before Live Local Act benefits.
- **Cash-Flowing Covered Component:** Existing improvements include an occupied single family residence with 2 Beds & 1 Bath, generating reliable positive cash-flow to cover carry costs and support development timeline optionality.
- **River District Value Proposition:** Capitalize on the site's proximity to the Miami River waterfront, experiencing a dynamic renaissance evenly blending functionality via commercial and residential uses and upscale hospitality offerings supporting long-term upside.

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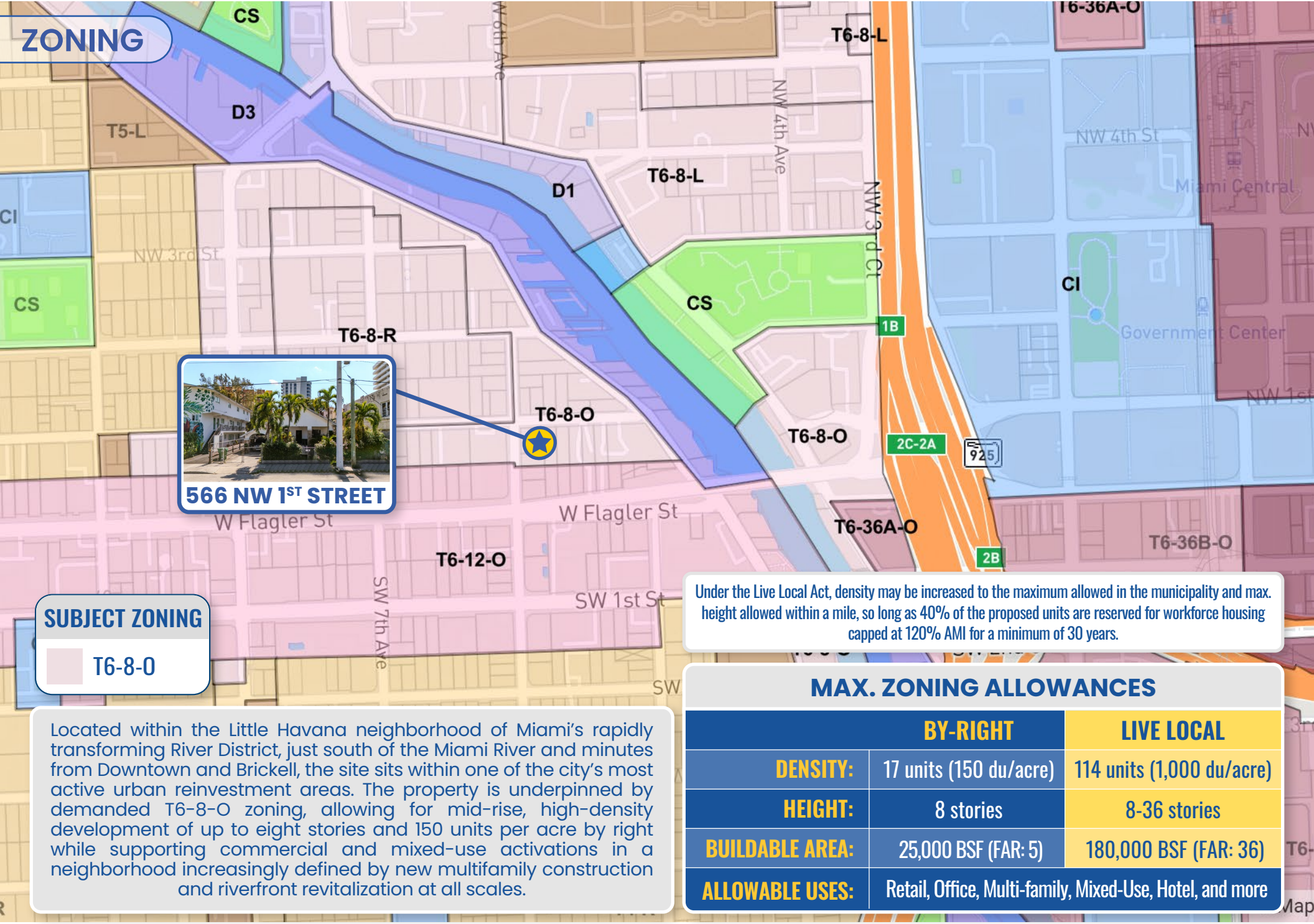
ZONING



SUBJECT ZONING

T6-8-O

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.

Located within the Little Havana neighborhood of Miami's rapidly transforming River District, just south of the Miami River and minutes from Downtown and Brickell, the site sits within one of the city's most active urban reinvestment areas. The property is underpinned by demanded T6-8-O zoning, allowing for mid-rise, high-density development of up to eight stories and 150 units per acre by right while supporting commercial and mixed-use activations in a neighborhood increasingly defined by new multifamily construction and riverfront revitalization at all scales.

MAX. ZONING ALLOWANCES

	BY-RIGHT	LIVE LOCAL
DENSITY:	17 units (150 du/acre)	114 units (1,000 du/acre)
HEIGHT:	8 stories	8-36 stories
BUILDABLE AREA:	25,000 BSF (FAR: 5)	180,000 BSF (FAR: 36)
ALLOWABLE USES:	Retail, Office, Multi-family, Mixed-Use, Hotel, and more	

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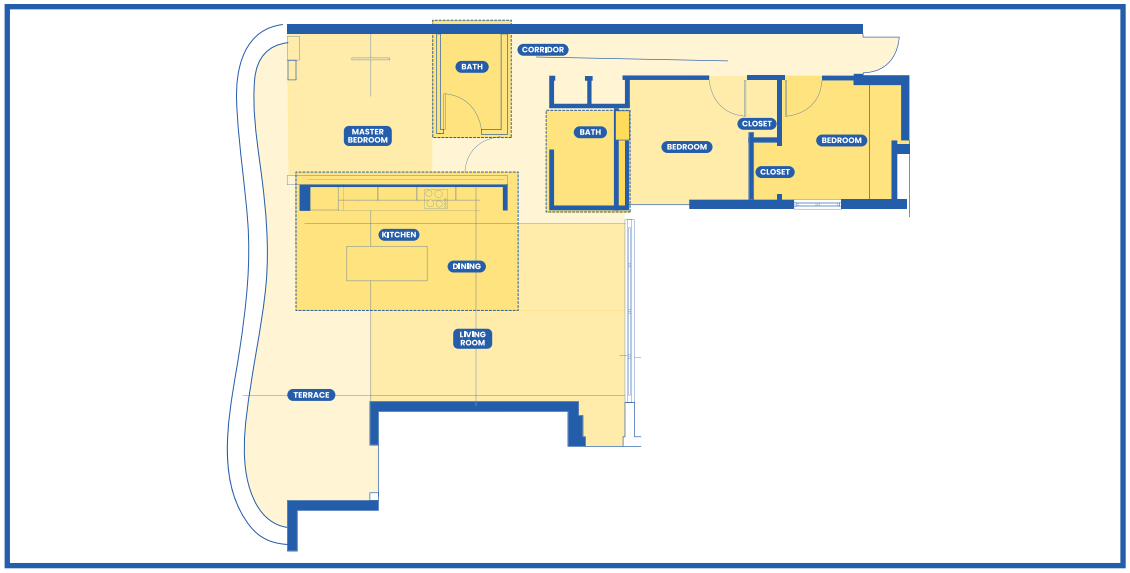
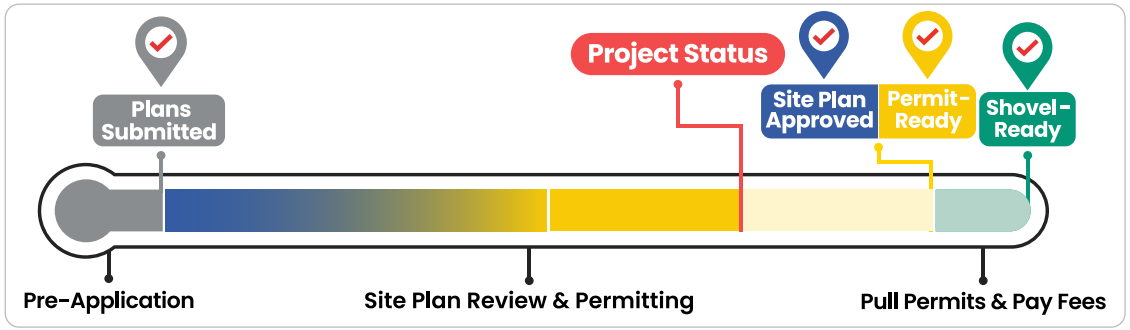
APPROVED PLANS





PROJECT METRICS

Project Type:	Condo / Multi-family
Total Lot Area:	5,000 SF (0.11 acres)
Project Density:	12 units
Project Height:	7 stories
Project Building Area:	24,976 BSF
Provided Parking:	22 spaces

Click to View Due Diligence Folder & Plans

PROJECT UNIT MIX

TYPE	#	SQ. FT.
3 Bed / 2 Bath	6	1,216 SF
3 Bed / 2 Bath	6	1,480 SF
Total:	12	17,558 SF
AVERAGE:		1,348 SF

Introducing Pandora River, a luxury 12-unit boutique infill development in 7-stories, quickly progressing through construction permitting and approvals. Fully entitled at the zoning level and nearly permit-ready, the project features sprawling 3 Bedroom, 2 Bath units, all packaged with modern architecture, private balconies, and on-site parking.

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RENDERINGS

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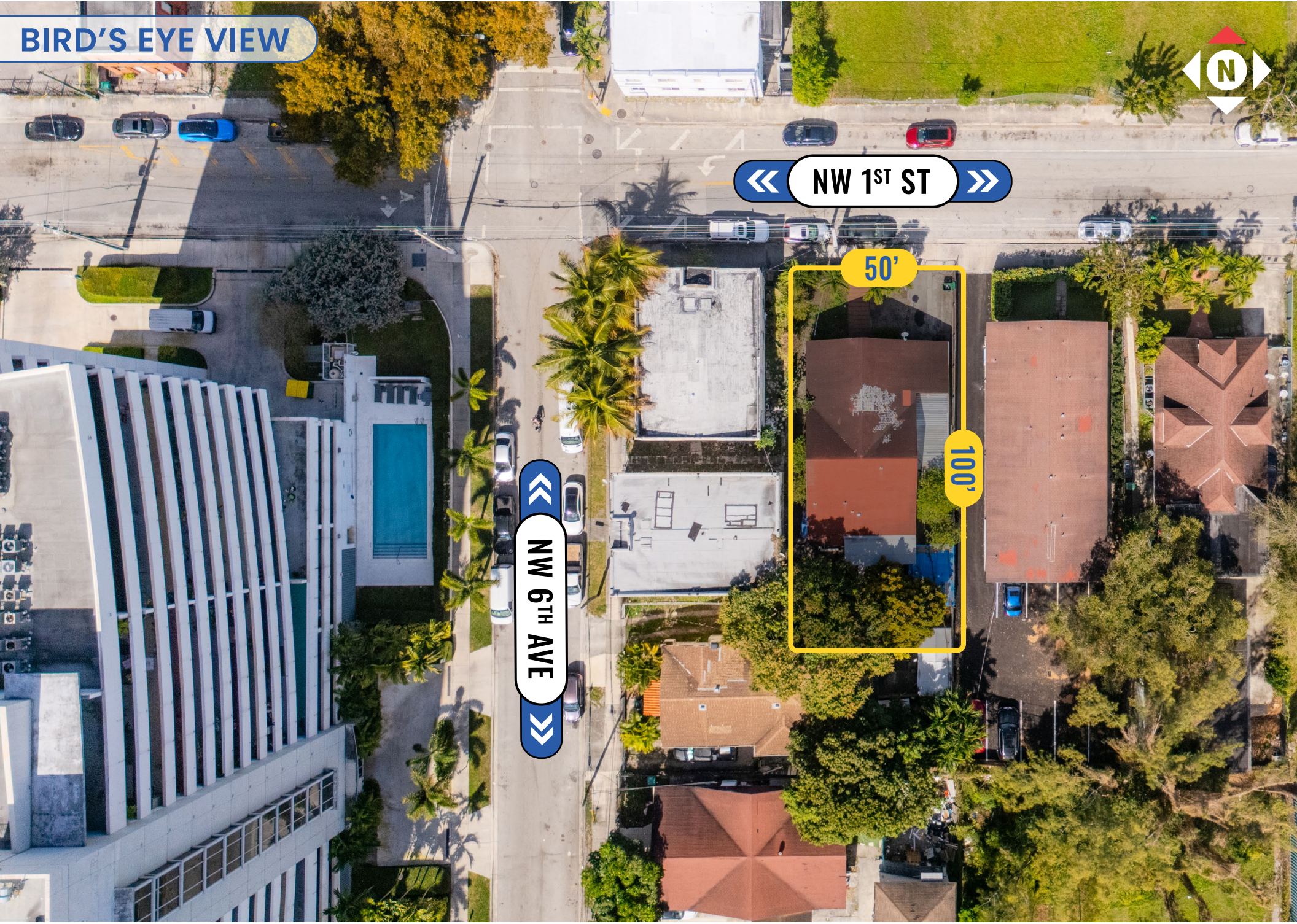
BIRD'S EYE VIEW



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SOUTHEAST VIEW

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SOUTH VIEW

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NORTHEAST VIEW

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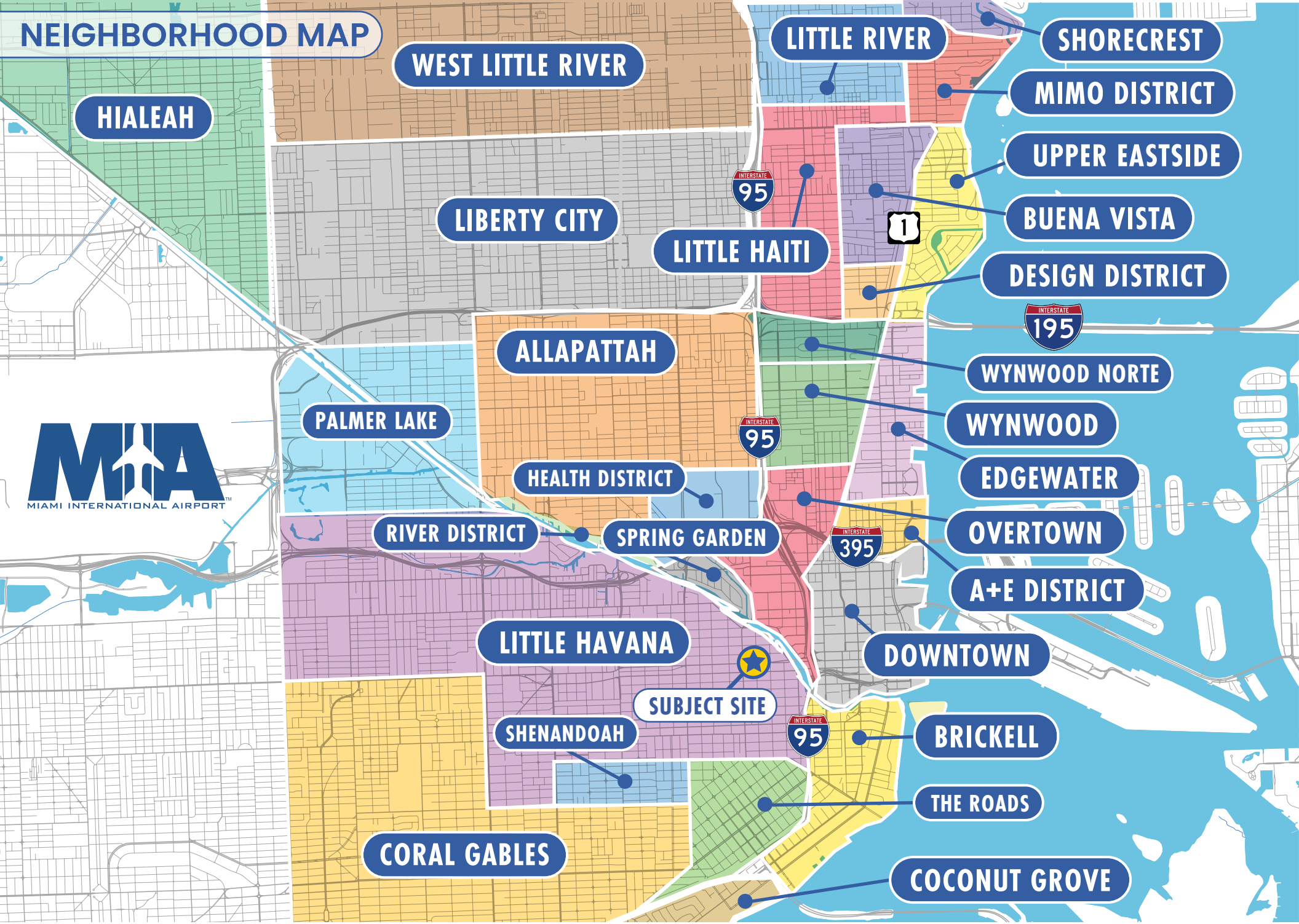
NEIGHBORHOOD MAP



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