



FOR SALE

EDGEWATER INFILL OPPORTUNITY

148 NE 26TH STREET
MIAMI, FL 33137

**THE ALPHA
COMMERCIAL**

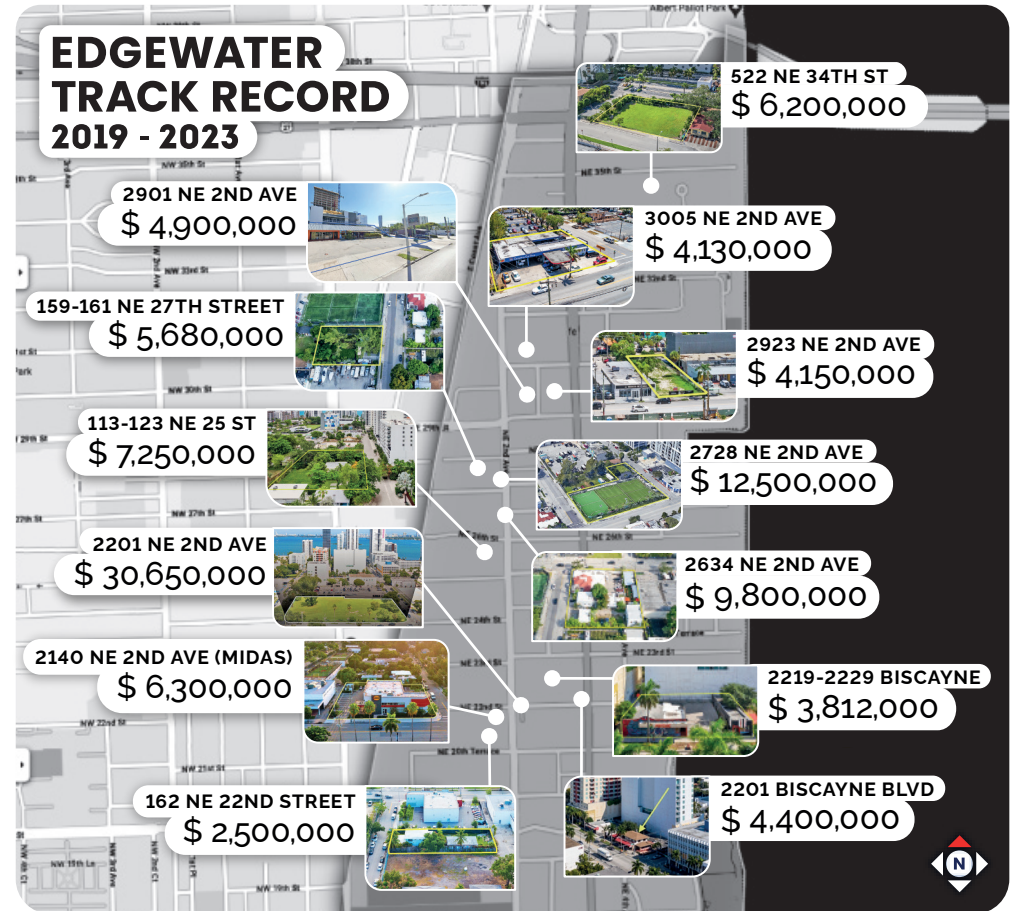
STL
ADVISORS

THE LISTING TEAM

GET TO KNOW THE POWERFUL DUO THAT IS THE ALPHA COMMERCIAL AND STL ADVISORS —

industry leaders with an unmatched track record in Edgewater commercial real estate. With a storied \$100 Million+ in joint transaction history in the Edgewater neighborhood alone, the pair has successfully collaborated on land development, retail, office, and multi-family since 2018. They remain steadfastly committed to shaping the future of this vibrant community, one parcel at a time.

Despite their separate entrepreneurial journeys, Jamie Rose Maniscalco & Alex K. Tsoulfas stand as collaborative partners, harnessing their collective expertise to deliver unparalleled opportunities in Edgewater and beyond.



JAMIE ROSE MANISCALCO
President & Managing Broker
The Alpha Commercial Advisors

- 📞 201-264-0113
- ✉️ jamie@thealphacomm.com
- 📍 911 NE 79 ST, Miami, FL 33138

THE ALPHA COMMERCIAL



ALEX K. TSOLFAS
President
STL Advisors

- 📞 305-972-7217
- ✉️ alex@stl-advisors.com
- 📍 1125 NE 125 ST, Suite 303
North Miami, FL 33161

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OFFERING SUMMARY

EDGEWATER

148 NE 26TH STREET

MIAMI, FL 33137

Lot Size	7,441 SF (0.17 acres)
Building Area	3,886 SF
Zoning	T6-8-0
Max. Height	8 Stories (before bonuses)
Max. Density	Multi-Family: 25 units Hotel: 50 keys
Max. Buildable Area:	37,205 BSF
Allowable Uses	Retail, Restaurant, Office, Multi-Family, Hotel, & more
Asking Price	\$2,220,000

HIGHLIGHTS



Existing cash-flow to cover carry costs



Walkable to main retail corridor



Qualified Opportunity Zone (QOZ)



Future development potential



Within 3 blocks of proposed Brightline station



THE VISION

As part of our continuing commitment toward the evolution of Edgewater as a walkable live-work-play community, we have some ideas for avenues that may be worth pursuing based on our knowledge of the zoning, local demographic and needs of the neighborhood.

OPTIMAL USAGE SCENARIOS

True boutique multi-family or mixed-use development w/ micro-units and ground-floor retail/office

Adaptive re-use project transforming existing structure into a charming restaurant, state-of-the-art office, or short-term rental haven

Classic covered land hold



NORTHEAST VIEW



DESIGN DISTRICT

brightline

NE 2ND AVE

BISCAYNE BLVD

SUBJECT SITE



SOHO "MIAMI POOL HOUSE"
(OPENING 2024)

WYNWOOD

EDGEWATER

SOUTHEAST VIEW



MIAMI BEACH

6 MILES AWAY

EDGEWATER

BISCAYNE BLVD

NE 2ND AVE

NE 2ND AVE

SUBJECT SITE

brightline

WYNWOOD

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SOUTH VIEW



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BIRD'S EYE VIEW



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BUILDING PHOTOS



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NEIGHBORHOOD MAP



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