



AVENTURA DEVELOPMENT SITE

18831 NE 25TH AVENUE
MIAMI, FL 33180

THE ALPHA
COMMERCIAL

FOR SALE

THE ALPHA COMMERCIAL

www.thealphacomm.com

THE ALPHA COMMERCIAL ADVISORS
375 NE 54 ST, Suite 8, Miami, FL 33137

Based in Little River, The Alpha Commercial is rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.



THE LISTING TEAM

ELINA STOLYAR
Commercial Advisor
elina@thealphacomm.com
305-399-9283

JAMIE ROSE MANISCALCO
President & Managing Broker
jamie@thealphacomm.com
201-264-0113

OFFERING SUMMARY

INTRODUCING THE IDEAL AVENTURA – AREA DEVELOPMENT SITE.....

- Nestled between highly sought-after Aventura + North Miami Beach neighborhoods in the under-recognized Ojus Urban District boundary
- Convenient access to Aventura Mall, Brightline Aventura Station, and Biscayne Blvd (US-1) all within a mile of the site
- Allows for 121 multi-family units and 12 stories by-right, more if taking advantage of the various bonuses available
- Or switch it up with some of the more versatile uses allowed such as assisted living facility (ALF), hotel or short-term rental project, or contribute to the neighborhood’s existing cultural & religious fabric.
- Directly adjacent to several key community centers like the new Michael-Ann Russell Jewish Community Center (MARJCC), Scheck Hillel Community School, Regents Park at Aventura, and every major restaurant and retailer you can imagine (Publix, Walgreens, Fresh Market, only to name a few).



18831 NE 25TH AVENUE MIAMI, FL 33180

Neighborhood:	Ojus / Aventura
Total Land Area:	58,996 SF (1.35 acres)
Zoning:	Ojus Urban Area District UC-RM (Urban Center – Residential Modified District)
Max. Density:	121 units (before bonuses)
Max. Height:	12 stories
Allowable Uses:	Multi-Family, Hotel, Religious Facilities.
Asking Price:	\$5,950,000

BIRD'S EYE VIEW



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2023 The Alpha Commercial Advisors LLC.

ELINA STOLYAR
305-399-9283

JAMIE ROSE MANISCALCO
201-264-0113

THE ALPHA
COMMERCIAL

EAST VIEW

SUNNY ISLES BEACH



AVENTURA MALL

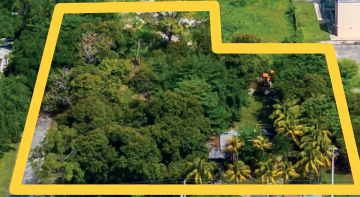


brightline

BISCAYNE BLVD

W. DIXIE HWY

NE 25TH AVE



NORTHEAST VIEW



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2023 The Alpha Commercial Advisors LLC.

ELINA STOLYAR
305-399-9283

JAMIE ROSE MANISCALCO
201-264-0113

THE ALPHA
COMMERCIAL

SOUTHEAST VIEW



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2023 The Alpha Commercial Advisors LLC.

ELINA STOLYAR
305-399-9283

JAMIE ROSE MANISCALCO
201-264-0113

THE ALPHA
COMMERCIAL

WEST VIEW



MIAMI GARDENS



NE 186 ST

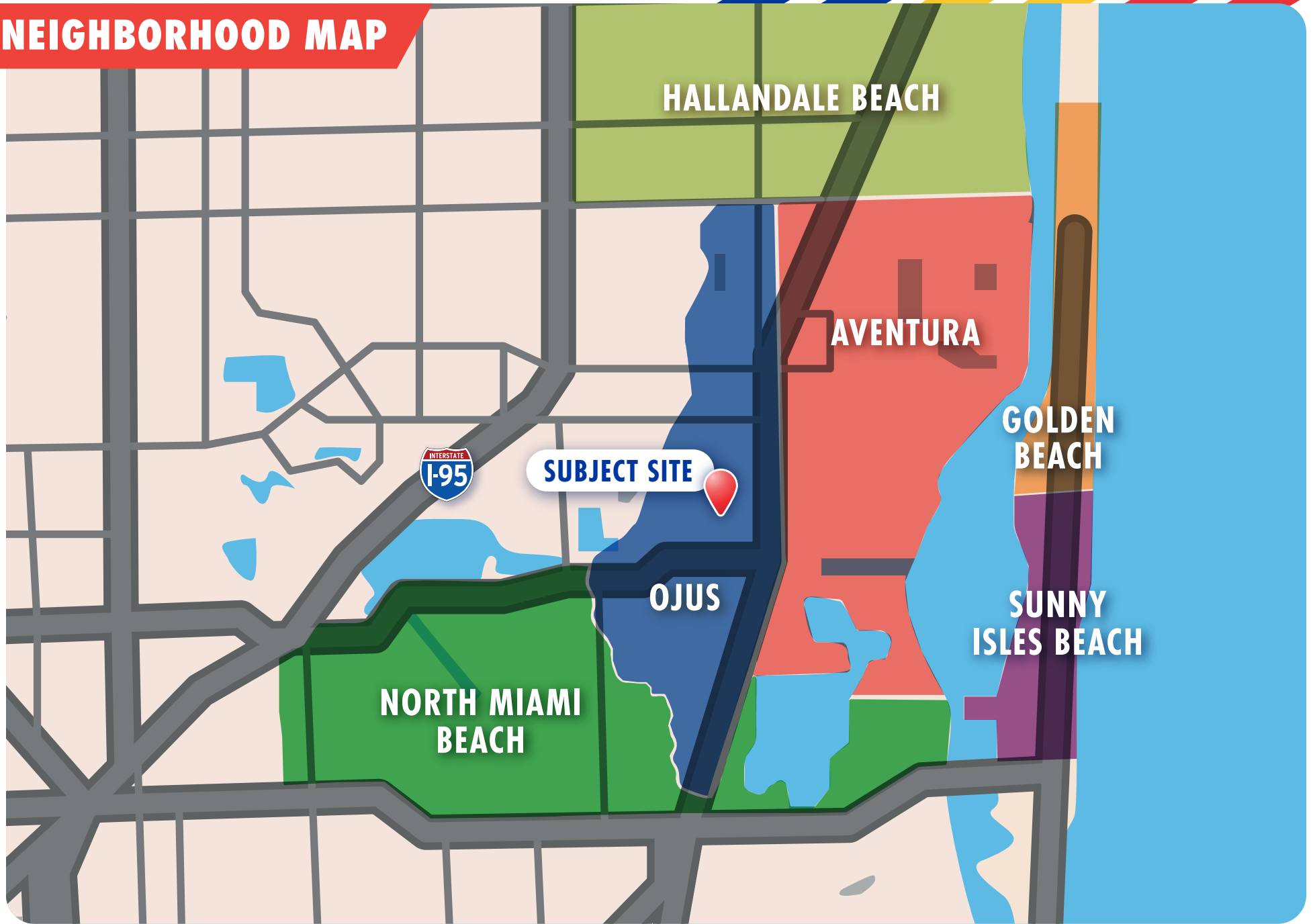
MARJCC

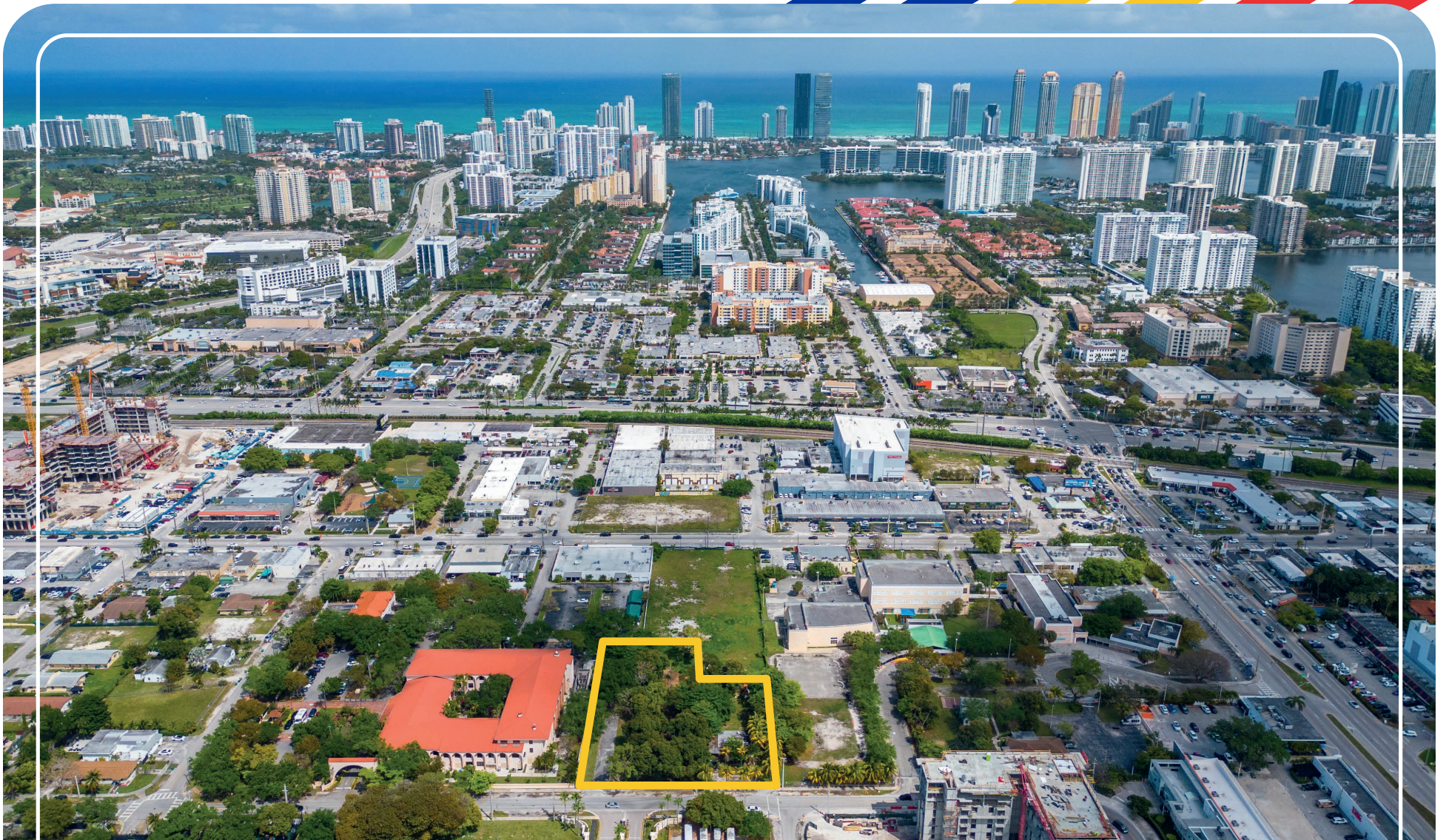
SHECK HILLEL
COMMUNITY
SCHOOL

NE 25TH AVE

OJUS

NEIGHBORHOOD MAP





**THE ALPHA
COMMERCIAL**

ELINA STOLYAR
Commercial Advisor
elina@thealphacomm.com
305-399-9283

JAMIE ROSE MANISCALCO
President & Managing Broker
jamie@thealphacomm.com
201-264-0113