



FOR SALE

**450 NE 136TH STREET
NORTH MIAMI**

BOUTIQUE DEVELOPMENT SITE

**THE ALPHA
COMMERCIAL**

DEVELOPMENT SITE SPECIALISTS

THE ALPHA COMMERCIAL



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



www.thealphacomm.com

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.



JAMIE ROSE MANISCALCO
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OFFERING SUMMARY

450 NE 136TH STREET North Miami, FL 33161

Folio #:	06-2219-000-1772
Land Area:	25,740 SF (0.60 acres)
Zoning:	R-5
Max. Density:	10-25 units* * Conditional use permit for max. density in process
Max. Height:	75 FT
Lot Dimensions:	198' X 130'
Allowable Uses:	Multi-family, Religious, Daycare, Education, Home-Office
Asking Price:	\$795,000

Introducing a boutique development site nestled within the North Miami neighborhood. Ideal for a "missing middle" development of between 10-25 multi-family units, the site is sizable enough to allow for a townhome or low-rise building with surface or ground-level parking and has conditional use permit nearing approvals for the max. bonus density.

This is a great project for market-rate or workforce small-scale infill development in a neighborhood growing in popularity due to its proximity to schools, park, and neighborhood retail. Less than 1 mile from Publix, North Miami Sr. High School, Arch Creek Elementary, and the W. Dixie Hwy, NE 125th Street, and Biscayne Blvd commercial districts.



EAST VIEW



AVENTURA

**ARCH CREEK
ELEMENTARY SCHOOL**

**NORTH MIAMI
SR. HIGH**

NORTH MIAMI

NE 135TH ST



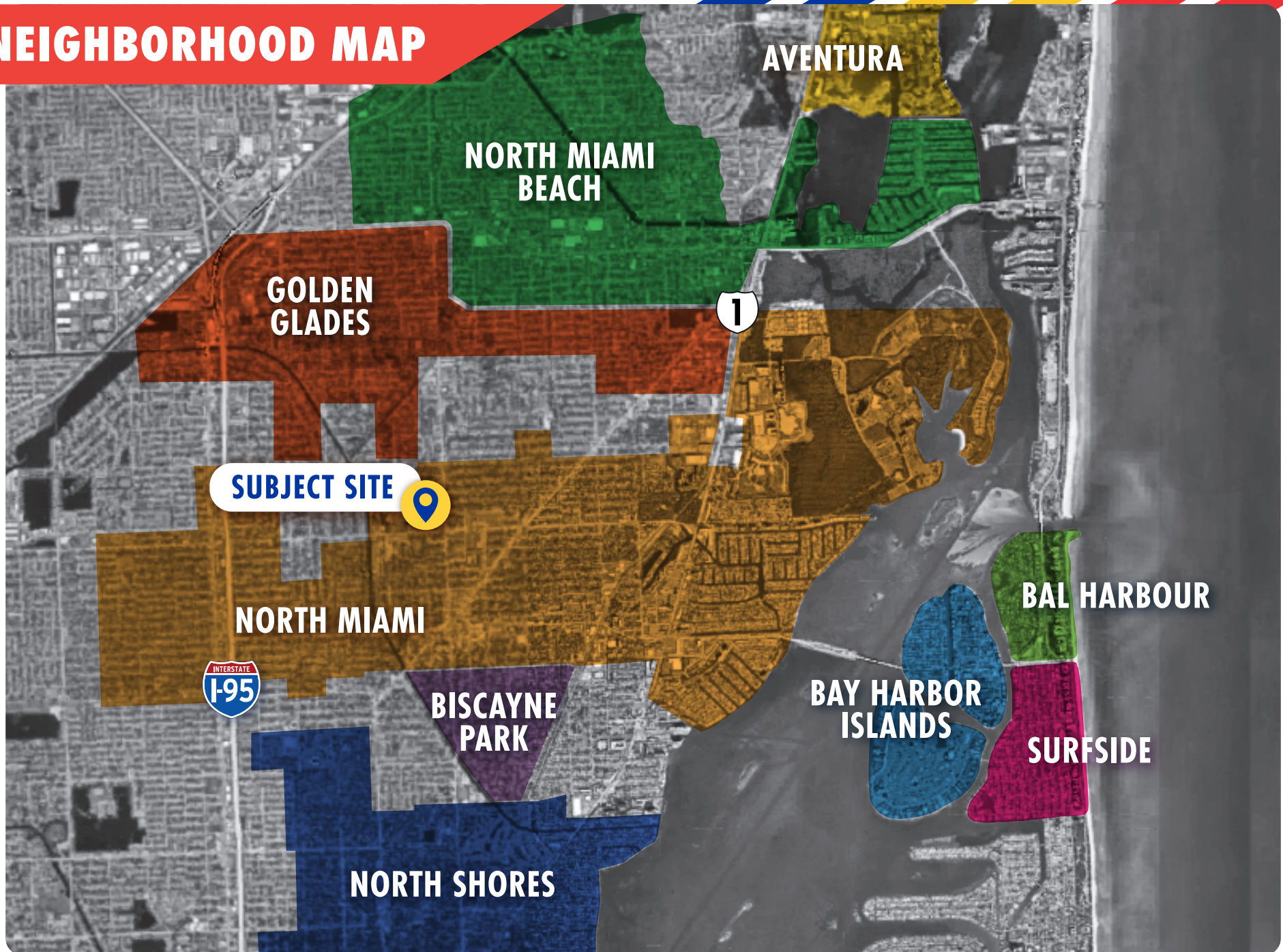
WEST VIEW



BIRD'S EYE VIEW



NEIGHBORHOOD MAP





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