



FOR SALE

BISCAYNE & 108TH
177-UNIT DEVELOPMENT SITE

THE ALPHA
COMMERCIAL

DEVELOPMENT SITE SPECIALISTS

THE ALPHA COMMERCIAL

📍 **THE ALPHA COMMERCIAL ADVISORS**
375 NE 54th Street, 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.



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📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

OFFERING SUMMARY

BISCAYNE & 108TH

1401 NE 108TH Street Assemblage Miami, FL 33161

Neighborhood:	Miami Shores / North Miami
Total Land Area:	80,198 SF (1.84 acres)
Max. Density:*	177 units
Max. Height:*	8 stories <small>* Allowable via restrictive covenant and may differ from by-right zoning allowances.</small>
Zoning:	UC-RMD
Allowable Uses:	Multi-Family / Condo Development
Asking Price:	\$10,750,000

INTRODUCING THE NEXT MIAMI SHORES AREA DEVELOPMENT....

Introducing Biscayne & 108th, a rare opportunity to acquire nearly 2-acres of multi-family development land with protected water views just outside the Miami Shores neighborhood. The site has special allowances for a 177-unit, 8-story multi-family project via covenant, the spacious footprint for which, provides flexibility as far as building and parking layout.

The property also has +/- 7,000 Sq. Ft. of existing income-producing multi-family infrastructure in addition to high-visibility land for temporary uses to help supplement carry costs prior to breaking ground on a project.

Also within a mile of the site are abundant neighborhood retail and lifestyle destinations as Publix, Whole Foods, and The Home Depot, with walkability to Miami Shores Country Club.



BIRD'S EYE VIEW

Address	Land Area (SF)	Building Area (SF)	#Units (Existing)
1401 NE 108 ST	14,308	3,181	8
1441 NE 108 ST	10,400	1,315	1
1451 NE 108 ST	12,900	1,456	2
1461 NE 108 ST	12,900	995	1
Land Parcel (Folio: 30-2232-006-0340)	29,690 SF		
Total	80,198 SF	6,947	12



NORTH VIEW

AVENTURA



NORTH
MIAMI

THE JOCKEY CLUB

BISCAYNE BLVD

SOUTH VIEW

DOWNTOWN MIAMI



MIAMI SHORES

QUAYSIDE

BISCAYNE BLVD



EAST VIEW

SUNNY ISLES BEACH



BISCAYNE BAY

THE JOCKEY CLUB

BISCAYNE BLVD

NEIGHBORHOOD MAP





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