BOUTIQUE OFFICE BUILDING 937 NE 79TH ST MIAMI, FL 33138

THE ALPHA COMMERCIAL

FOR SALE

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NEIGHBORHOOD EXPERTS

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.



THE LISTING TEAM

STEFFANIE JACOBSON Commercial Advisor steff@thealphacomm.com 609-226-6390 JAMIE ROSE MANISCALCO President & Managing Broker jamie@thealphacomm.com 201-264-0113

OFFERING SUMMARY

937 NE 79TH **ST** MIAMI, FL 33138

Asset Type:	Office
Neighborhood:	Shorecrest / Little River
Total Lot Size:	6,875 SF [0.16 AC]
Total Bldg Area:	2,778 SF
Parking:	10 spaces
Zoning:	T5-0
Max. Height:	5 stories
Max. Density:	10 units
Traffic Count:	26,000 AADT (2023)
Allowable Uses:	Office, Retail, Hotel, Multi-Family, Mixed-Use
Asking Price:	\$1,525,000

Presenting a creative multi-tenant office building on the highly accessible NE 79th Street corridor of the Little River / Shorecrest neighborhood. Ideal for an investment-minded owner-user looking to occupy the entire space or a portion while generating income from the remainder.

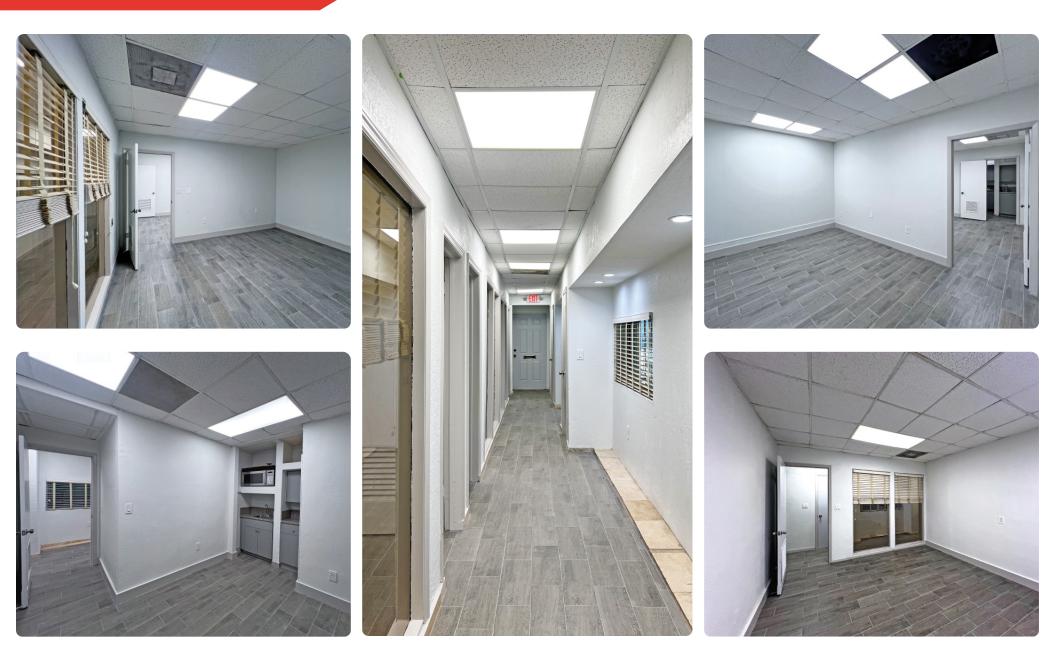
Consisting of two independent suites, the property features a unique porte-cochère, the centerpiece of the charming structure, which leads to a gated on-site parking lot with additional parking spaces in the front for convenience. Both units are recently updated and feature new porcelain tile flooring throughout, fully delineated build-out, private bathroom, and breakroom with kitchenette.



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INTERIOR PHOTOS



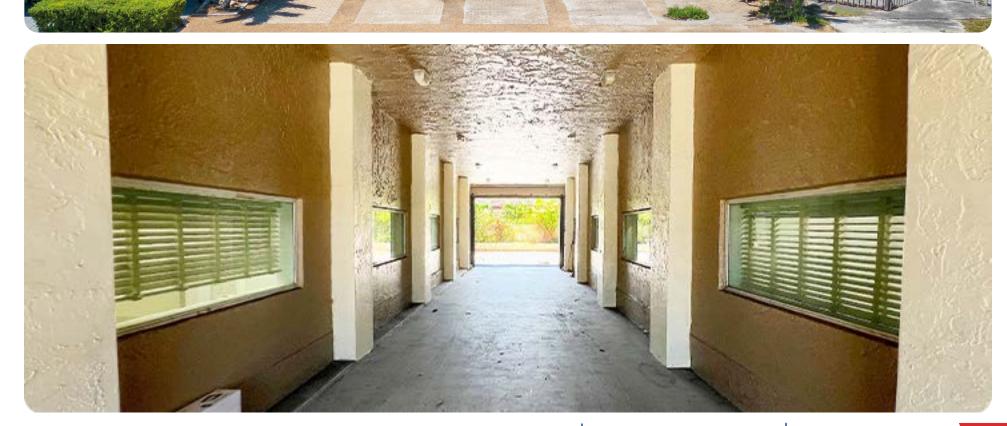
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PROPERTY PHOTOS



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BIRD'S EYE VIEW



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