



FOR SALE

BOUTIQUE OFFICE BUILDING

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

**THE ALPHA
COMMERCIAL**

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📍 **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.



INTERIOR PHOTOS



PROPERTY PHOTOS



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EAST VIEW

MIAMI BEACH



NORTH BAY VILLAGE

SHORECREST

NE 79 ST



SOUTH VIEW

DOWNTOWN MIAMI



UPPER EASTSIDE



NE 79 ST

WEST VIEW



BISCAYNE BLVD



NE 79 ST

LITTLE RIVER



BIRD'S EYE VIEW



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NEIGHBORHOOD MAP





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