



FOR SALE

EL PORTAL STABILIZED MULTI-FAMILY

**529 NW 88TH STREET
MIAMI, FL 33150**

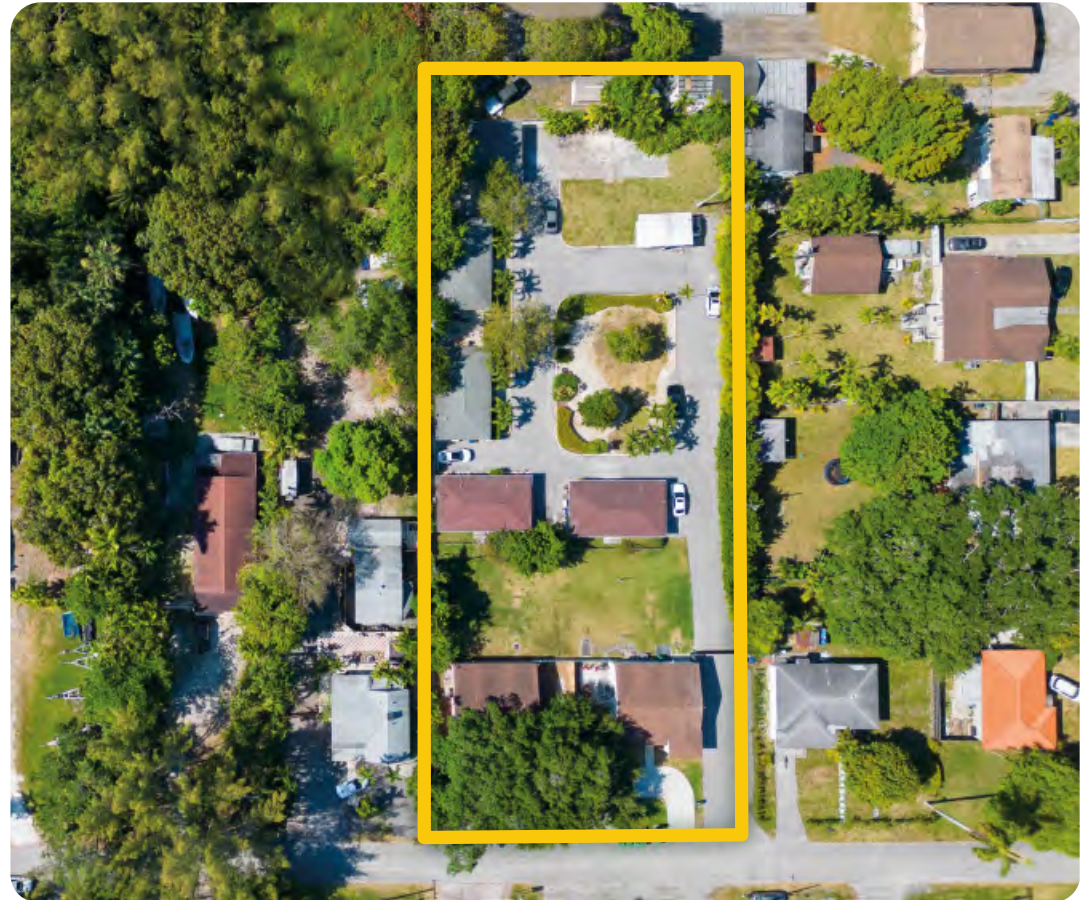
**THE ALPHA
COMMERCIAL**

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

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OFFERING SUMMARY

529 NW 88TH STREET Miami, FL 33150

Neighborhood:	El Portal
Asset Type:	Multi-family
Lot Size:	43,496 SF (1 acre)
Bldg Area:	6,667 SF
Zoning:	RU-3B
Unit Count:	12 (5 duplexes & 2 single-family)
Estimated NOI:	\$155,132 *Rent roll & financials available upon request
Asking Price:	\$2,400,000

Note: Property may be purchased as a portfolio with 585 NW 88th Street.

OPPORTUNITY ZONE

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PROPERTY HIGHLIGHTS



Fully Stabilized & Cash-Flowing:

100% occupied bungalow village community.



Turn-Key & Renovated:

Quaint, convenient, and well-maintained for a hassle-free investment.



Expansion Potential:

A perfect example of what can be achieved on the adjacent parcel just steps to the west.



Traditional Tenant Mix:

Annual and month-to-month, ensuring consistent cash flow. Short-term rental model could increase cash-flow potential even further.



Self-Contained Community:

Features private gated access & central courtyard for tenants to BBQ and enjoy the landscaped grounds.

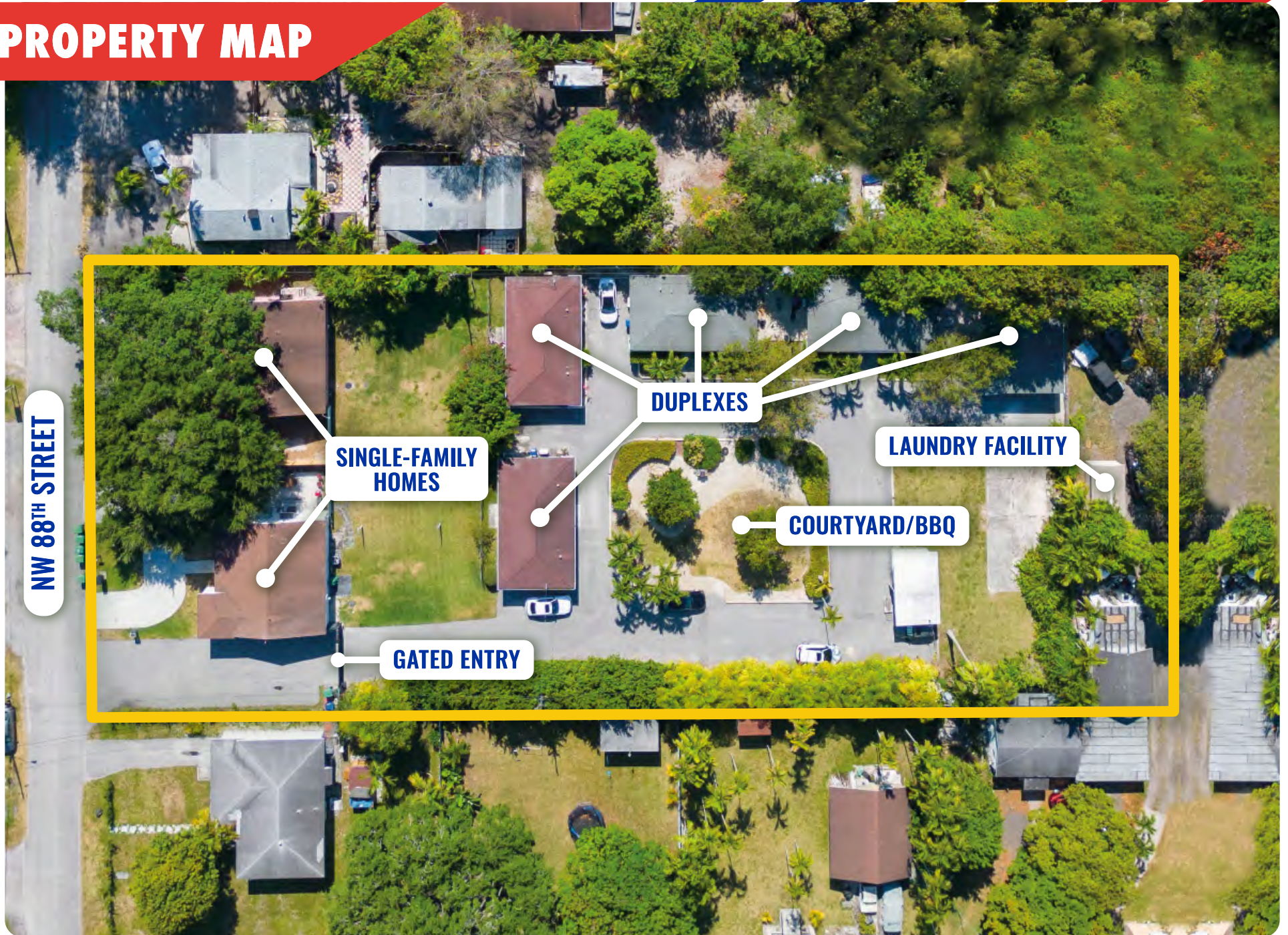


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PROPERTY MAP



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



SOUTH VIEW



LITTLE RIVER

EL PORTAL



SUBJECT SITE

**585 NW 88 ST
ALSO AVAILABLE**

SOUTHEAST VIEW



MIAMI SHORES

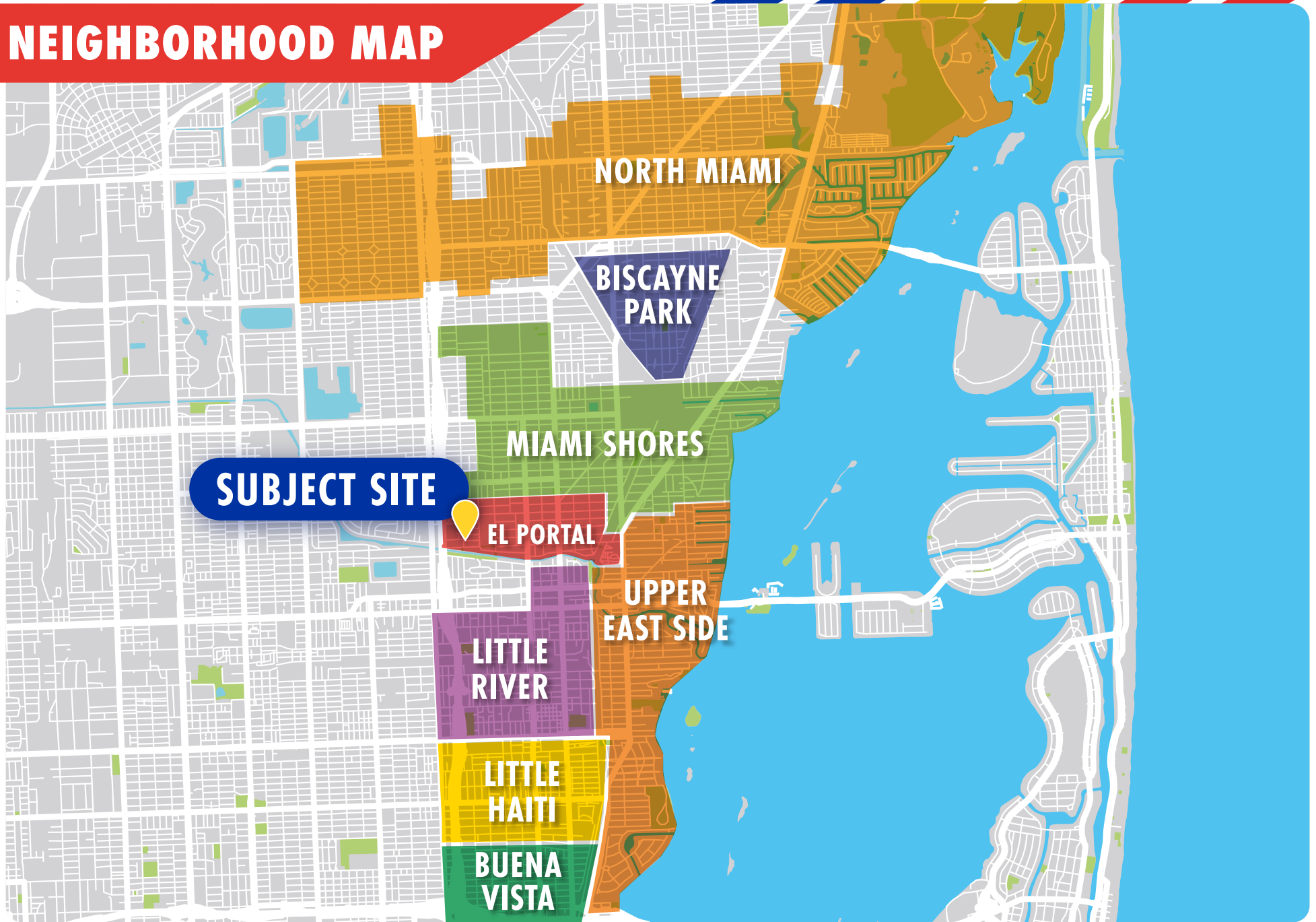
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SUBJECT SITE

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NEIGHBORHOOD MAP



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