

**THE ALPHA**  
COMMERCIAL

**EDGEWATER DEVELOPMENT SITE**

**100-118 NE 21<sup>ST</sup> STREET**  
**MIAMI, FL 33137**

**FOR SALE**





# THE ALPHA COMMERCIAL

742 NE 79th Street,  
Miami, FL 33138

 [www.thealphacomm.com](http://www.thealphacomm.com)

 @thealphacommercial

**Sporting an unmatched track record of land development sales,** The Alpha Commercial's leadership has facilitated over \$100 Million in transaction history for the Edgewater neighborhood alone and is steadfastly committed to shaping the future of its agents and this vibrant community, one parcel at a time.

# JAMIE ROSE MANISCALCO

## President & Managing Broker

 jamie@thealphacomm.com

 201-264-0113

## ELINA STOLYAR

## Commercial Advisor

 elina@thealphacomm.com

 305-399-9283



## OFFERING SUMMARY

**100-118 NE 21<sup>ST</sup> STREET**  
**MIAMI, FL 33137**

### PROPERTY HIGHLIGHTS



Ideally situated for either market-rate mid-rise or Live Local project



Qualified Opportunity Zone  
(QOZ) Location



Competitively priced in high  
barrier-to-entry neighborhood



Southern-most location in  
Edgewater, blocks from both  
A+E District and Wynwood



**Asset Type:** Land / Development Site

**Lot Size:** 28,265 SF (0.65 acres)

**Zoning:** T6-8-0\*

*\*See next page for bonus development potential*

**Max. Density:** 97 units (by-right)

**Max. Height:** 8 stories (by-right)

**Allowable Uses:** Multi-family, Retail, Office, Mixed-Use, Hotel, Education, Religious

**Asking Price:** \$7,950,000



# DEVELOPMENT POTENTIAL

## MAX. ZONING ALLOWANCES

	BY-RIGHT	LIVE LOCAL
DENSITY	97 units (150 du/acre)	648 units (1,000 du/acre)
HEIGHT	8 stories	36 stories
BUILDABLE AREA	141,325 BSF (FAR: 5)	508,770 BSF (FAR: 18)

This chart reflects the site's maximum development potential according to SB-102 Live Local legislation, including Glitch Bill (SB-328) updates pertaining to Floor-to-Area Ratio (FAR) approved June 2024, and is not a reflection of project feasibility. Pricing is based on by-right allowances.

Located well within only a block of a by-right allowance for 36 stories, and within City of Miami where the max. density is 1,000 units per acre, a developer can take advantage of substantial bonuses in exchange for a project that meets the 40% AMI threshold for a mixed-income product.



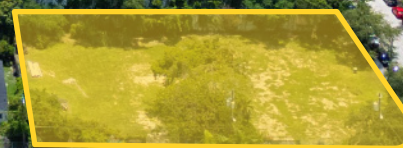


**DOWNTOWN MIAMI**

**ARTS + ENTERTAINMENT DISTRICT**

**NE 2ND AVE**

**brightline**





WEST VIEW



WYNWOOD

brightline

EDGEWATER



# SOUTHWEST VIEW



MARLIN'S PARK

ARTS + ENTERTAINMENT DISTRICT





**BIRD'S EYE VIEW**

**LOT AREA: 28,265 SF (0.65 acres)**

**145'**

**200'**

**NE 20TH TERRACE**

**NE 21<sup>ST</sup> STREET**



# NEIGHBORHOOD MAP







**JAMIE ROSE MANISCALCO**  
President & Managing Broker

✉ [jamie@thealphacomm.com](mailto:jamie@thealphacomm.com)  
☎ 201-264-0113

**ELINA STOLYAR**  
Commercial Advisor

✉ [elina@thealphacomm.com](mailto:elina@thealphacomm.com)  
☎ 305-399-9283

**THE ALPHA**  
**COMMERCIAL**