

THE ALPHA
COMMERCIAL

EARLY EDUCATION/DAY CARE FACILITY

515-545 NW 95TH STREET

MIAMI, FL 33150

FOR SALE



NEIGHBORHOOD SPECIALISTS

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

375 NE 54th Street, Suite 8
Miami, FL 33137

🌐 www.thealphacomm.com

📷 @thealphacommercial

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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Presenting a prime freestanding early education/day care facility located right on the cusp of Miami Shores in the El Portal neighborhood.

This newly vacant property has a rich history of serving the local community, operated by the previous owners as Shore Country Day School for the past several decades.

Occupying a full block with 300 FT of frontage along NW 95th Street just East of I-95, the property provides excellent visibility and connectivity to key neighborhoods such as Miami Shores, Little River, Little Haiti and North Miami. The property is also conveniently situated near prominent landmarks like North Shore Medical Center, Miami Shores Country Club, Barry University, and the brand new Jewish Leadership Academy.

OFFERING SUMMARY

**515-545 NW 95TH ST
& 9504 NW 5TH AVE**
MIAMI, FL 33150

PROPERTY HIGHLIGHTS



Well-maintained & turn-key,
with optional value-add potential



Full block of frontage provides
excellent access & visibility



Proven longevity as a day care facility
with capacity for up to 116 children



Newly vacant building provides
a rare opportunity for owner-users
in the education & religious spaces



Neighborhood:	El Portal / Miami Shores
Total Lot Size:	33,300 SF [0.76 AC]
Total Bldg Area:	6,546 SF
Zoning:	RU-3B
Traffic Count:	30,500 AADT
Lot Dimensions:	300' X 112' (approx.)
Allowable Uses:	Day Care, Education, Religious, Multi-Family (Low Density)
Asking Price:	\$1,500,000

PROPERTY FEATURES



INTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



BIRD'S EYE VIEW

NW 5TH CT

LOT AREA: 33,300 SF [0.76 AC]

112'

300'

NW 5TH AVE

NW 95TH STREET

SOUTH VIEW

DOWNTOWN MIAMI

LITTLE RIVER

EL PORTAL

NW 95 ST 30,500 AADT



WEST VIEW



NORTH SHORE
MEDICAL CENTER

JEWISH LEADERSHIP
ACADEMY

Walgreens



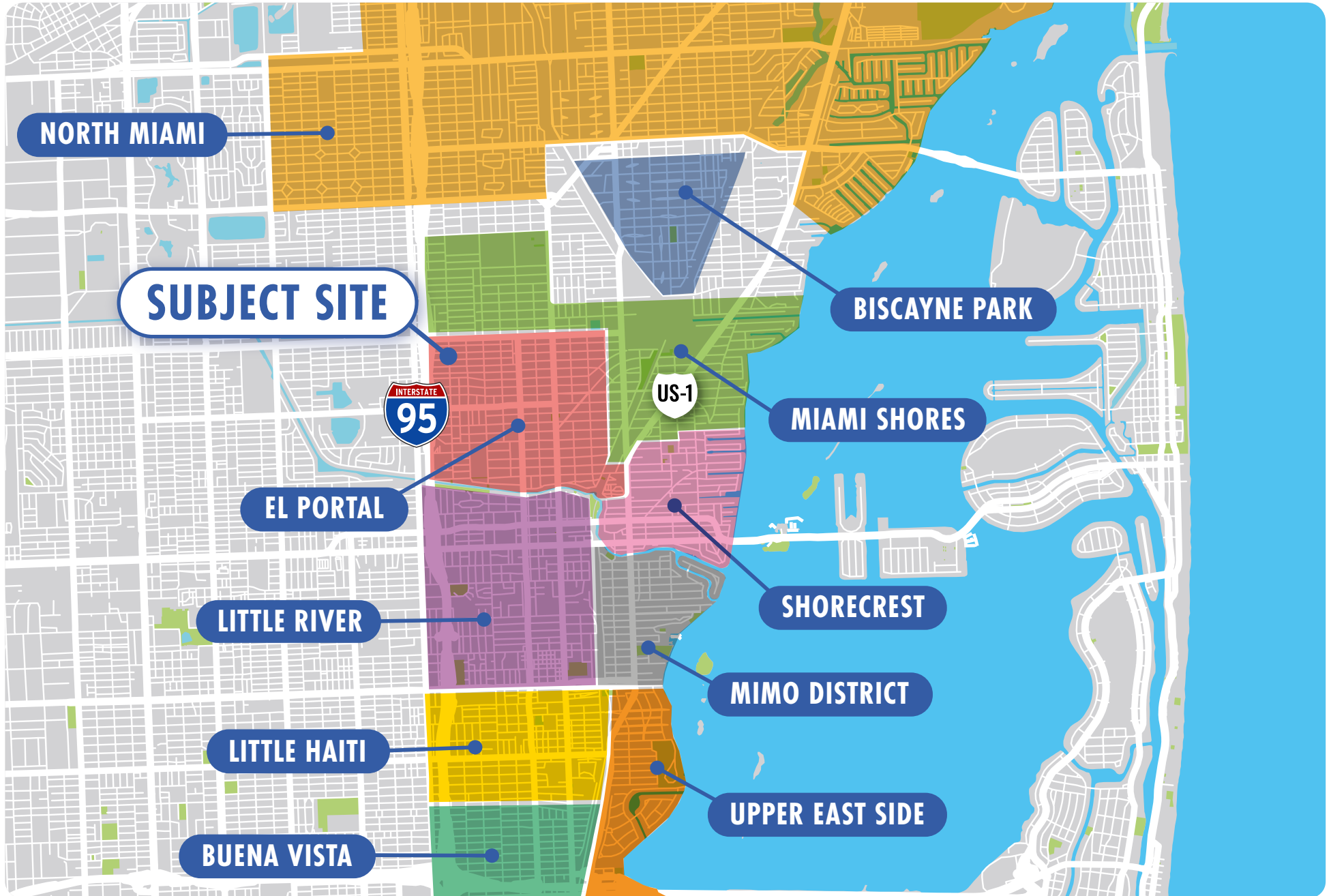
EL PORTAL

MIAMI SHORES

NW 95 ST
30,500 AADT



NEIGHBORHOOD MAP





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