

FOR LEASE

**THE ALPHA
COMMERCIAL**

FREESTANDING EARLY EDUCATION BUILDING

**7561 NE 1 AVE
MIAMI, FL 33138**



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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Introducing the rare opportunity to lease a vacant 2-story facility suited for educational or religious uses in the heart of Little River. Previously operating as the Yvonne Learning Center for nearly two decades, the facility boasts a bright and spacious interior subdivided spaces, a commercial kitchen, and communal bathrooms on each floor. Positioned just blocks from I-95 and the rapidly evolving NE 79th Street corridor, this property is situated in a neighborhood primed for growth and new development.

OFFERING SUMMARY

7561 NE 1ST AVE

MIAMI, FL 33138

PROPERTY HIGHLIGHTS

- Expansive 2-story building with open, spacious interior
- Proven longevity as an educational facility w/ capacity for 120 students
- Equipped with a commercial kitchen, communal bathrooms on each floor and subdivided classroom spaces
- Private, gated outdoor space for recreational activities with natural shade

Neighborhood: **Little River**

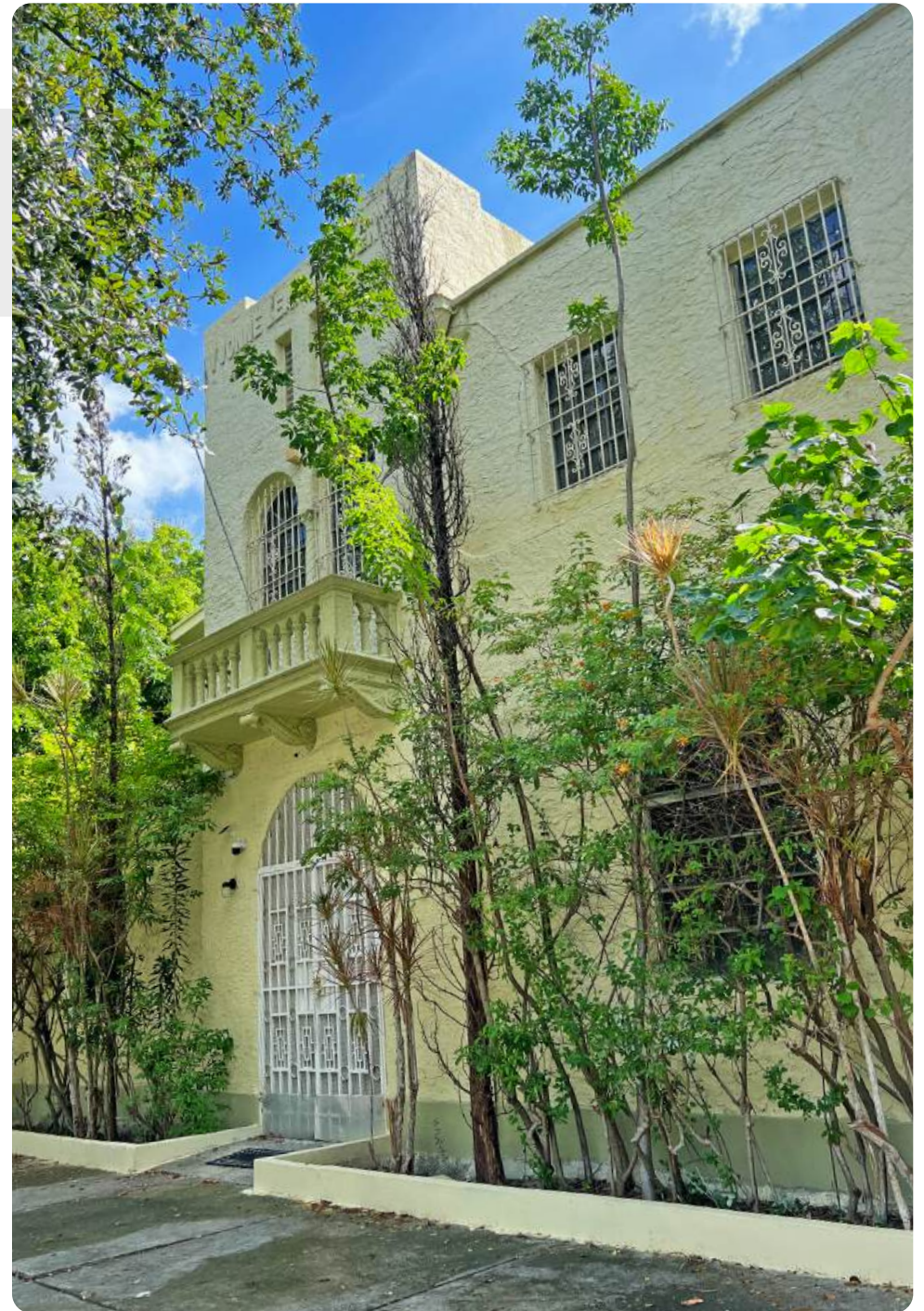
Total Lot Size: **27,520 SF [0.63 AC]**

Bldg Area: **7,266 SF**

Zoning: **T5-R**

Allowable Uses: **Day Care, Education, Religious, Recreational Facility**

Asking Price: **\$12,500 per month (Modified Gross)**



INTERIOR PHOTOS 1ST FLOOR



EXTERIOR PHOTOS 2ND FLOOR



EXTERIOR PHOTOS



BIRD'S EYE VIEW

NE 1ST CT

ADDITIONAL PARCEL

LOT AREA: 27,520 SF [0.63 AC]

NE 1ST AVE

NE 76TH ST

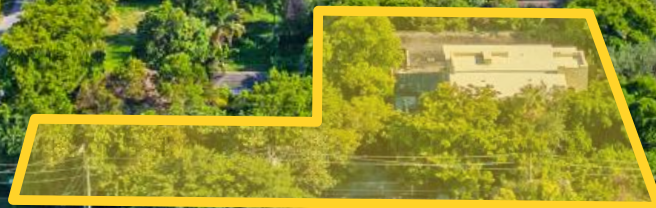
SOUTH VIEW

DOWNTOWN MIAMI

NE 2ND AVE

LITTLE HAITI

LITTLE RIVER



EAST VIEW

NORTH BAY VILLAGE

SHORECREST

LITTLE RIVER INDUSTRIAL DISTRICT



WEST VIEW



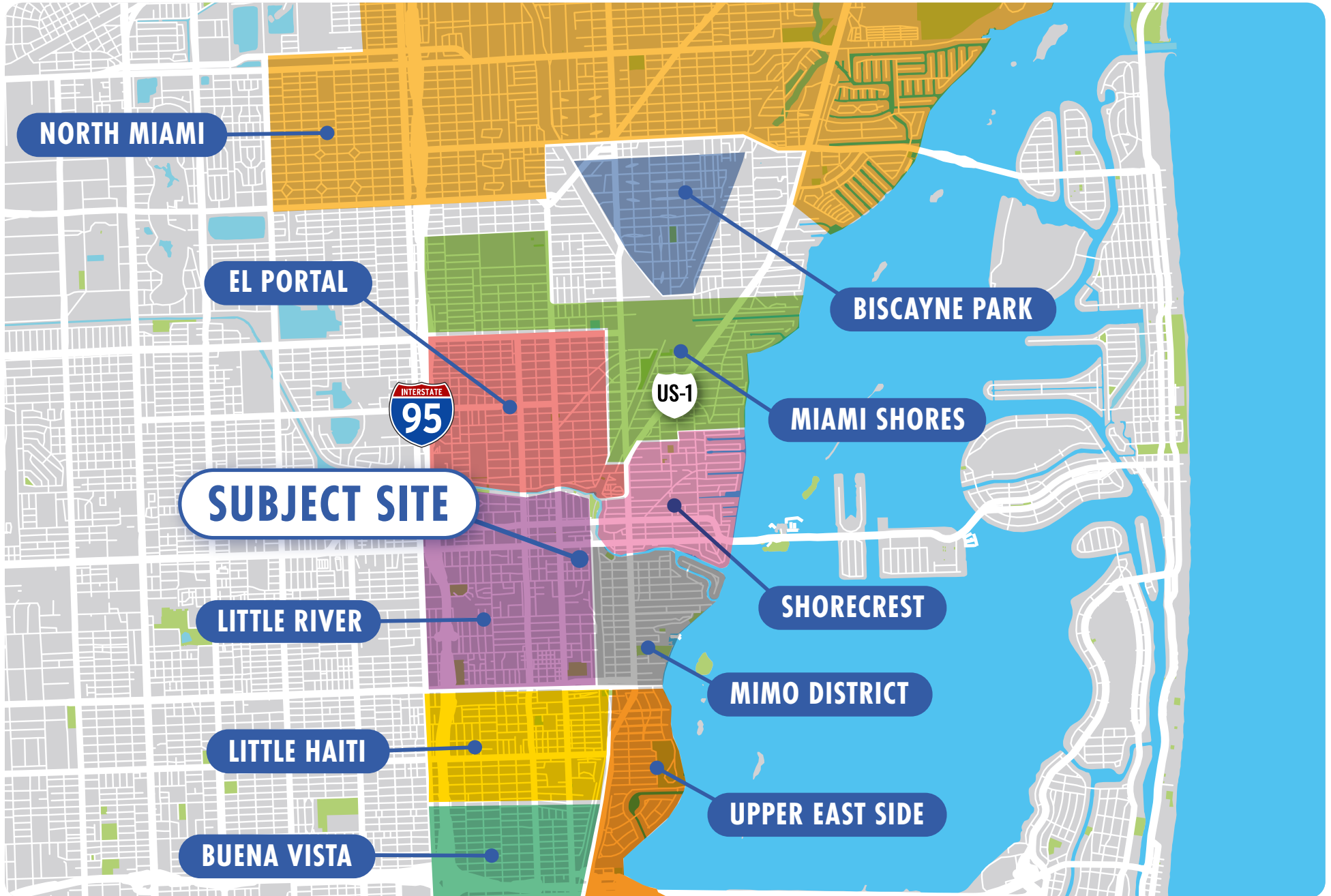
79TH ST

LITTLE HAITI

LITTLE RIVER



NEIGHBORHOOD MAP





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