

**THE ALPHA  
COMMERCIAL**

**FOR SALE**

**FREESTANDING CORNER BUILDING**

**90 NE 54<sup>TH</sup> STREET**

**MIAMI, FL 33137**





## NEIGHBORHOOD EXPERTS



**Presenting a highly visible corner building full of creative potential on the accessible NE 54th Street corridor.**

The property features a subdivided mixed-use layout w/ two ground-floor retail units and private, gated parking lot in back. The 2<sup>nd</sup> is renovation-ready and ideally suited as a boutique office unit to support growing area demand due to the key location between Buena Vista, Design District and Little River.

## THE ALPHA COMMERCIAL

**THE ALPHA COMMERCIAL ADVISORS**  
375 NE 54<sup>th</sup> Street, Suite 8  
Miami, FL 33137

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)  
📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Based in the Little River area, we are 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

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## OFFERING SUMMARY

# 90 NE 54<sup>TH</sup> STREET MIAMI, FL 33137

Asset Type: **Mixed-Use/Retail**

Neighborhood: **Little Haiti / Buena Vista**

Lot Size: **4,800 SF (0.11 acres)**

Building Area: **3,954 SF**

Zoning: **T5-0**

Max. Density: **7 units**

Max. Height: **5 stories**

Allowable  
Uses: **Retail, Office, Mixed-Use,  
Hotel, Multi-Family  
& more**

Asking Price: **\$1,850,000**



## PROPERTY HIGHLIGHTS

- Flexibility for single or multi-tenant occupancy
- Qualified Opportunity Zone (QOZ) location
- Value-add potential to transform into iconic area building
- Diversified in-place income on short-term leases
- Future re-development potential in growth market
- Highly accessible w/ local traffic circulation of +/- 90,000 AADT



# EAST VIEW



←← BISCAYNE BLVD 37,000 AADT →→

←← NE 2<sup>ND</sup> AVE 13,800 AADT →→

● CHICA

● BOIA DE

● Walrus Rodeo

● Walgreens



90 NE 54<sup>TH</sup> STREET

LITTLE HAITI

←← NE 54 ST 16,900 AADT →→



**SOUTH VIEW**

**DOWNTOWN MIAMI**



**WYNWOOD**

**DESIGN DISTRICT**

**NE 2<sup>ND</sup> AVE**  
**13,800 AADT**

**N. MIAMI AVE**  
**21,500 AADT**



**90 NE 54<sup>TH</sup> STREET**



**NE 54 ST**  
**16,900 AADT**



**WEST VIEW**



**N. MIAMI AVE** 21,500 AADT

**LITTLE HAITI**

**NE 54 ST**

16,900 AADT





# NORTHEAST VIEW



LITTLE RIVER

BISCAYNE BLVD

37,000 AADT

NE 2<sup>ND</sup> AVE

13,800 AADT

BUENA VISTA

*Walgreens*

NE 54 ST

16,900 AADT

90 NE 54<sup>TH</sup> STREET





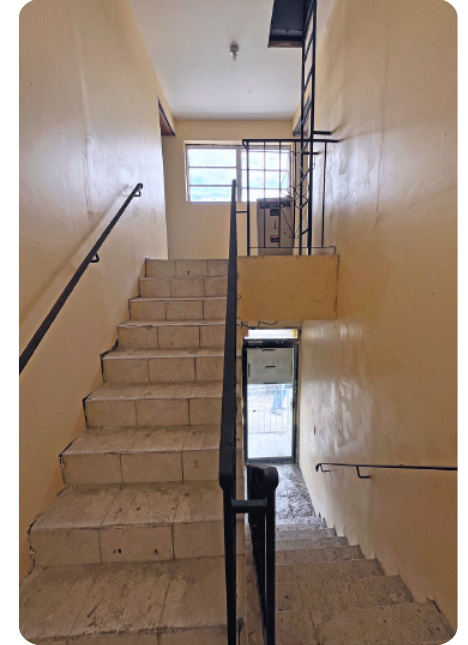
# BUILDING PHOTOS





# INTERIOR PHOTOS

## SECOND FLOOR



## FIRST FLOOR





**BIRD'S EYE VIEW**

**NE 54 ST**

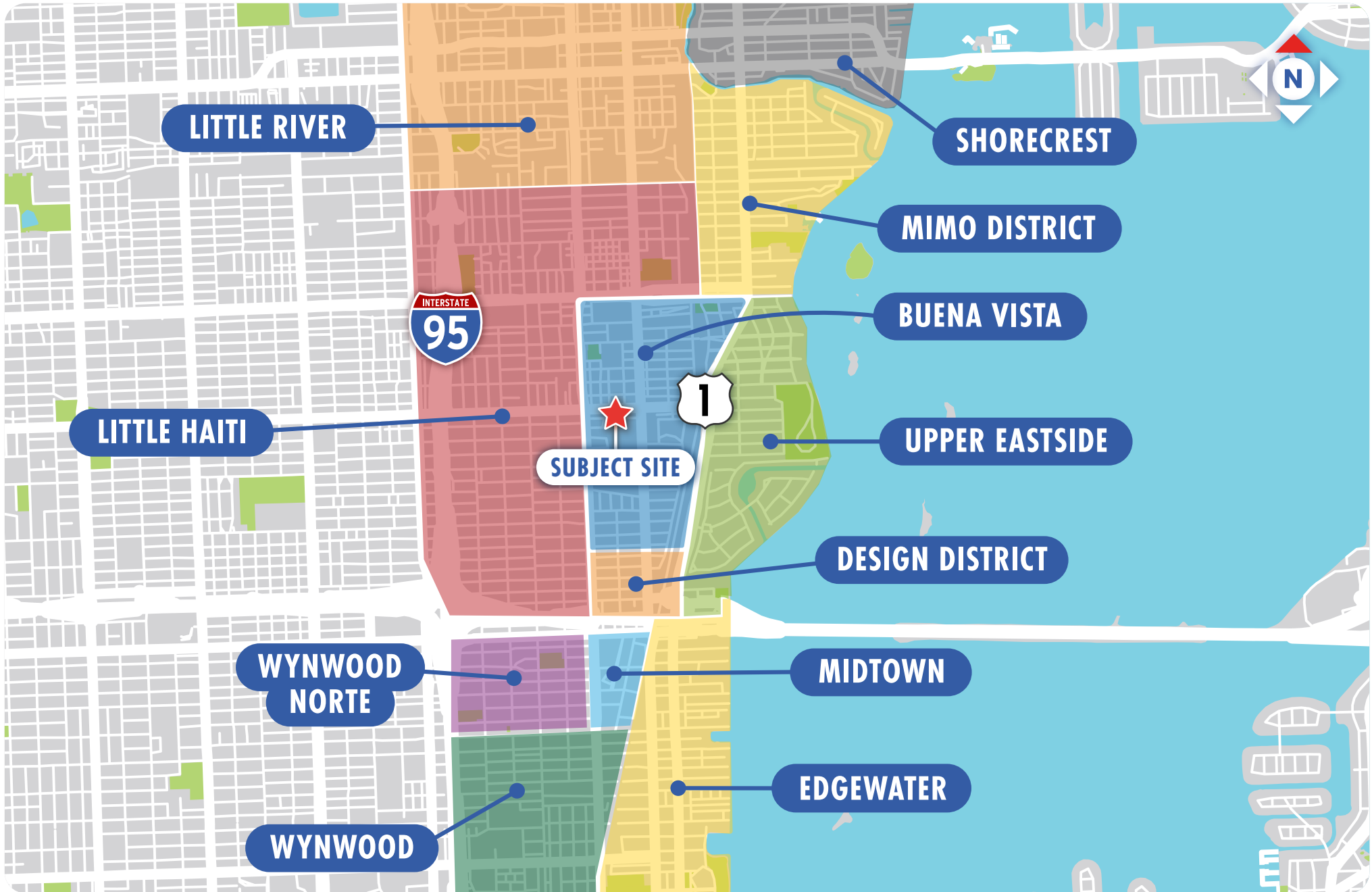
**60'**

**80'**

**NE 1ST AVE**



# NEIGHBORHOOD MAP







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