



**THE ALPHA**  
**COMMERCIAL**

**FOR SALE**

**12-UNIT VALUE-ADD MULTIFAMILY**

**131 NW 77<sup>TH</sup> ST**  
**MIAMI, FL 33150**

## NEIGHBORHOOD EXPERTS



## 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

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## OFFERING SUMMARY



## 131 NW 77<sup>TH</sup> ST MIAMI, FL 33150

|                   |                        |
|-------------------|------------------------|
| Neighborhood:     | Little River           |
| Unit Count:       | 12                     |
| Bldg Area:        | 7,317 SF               |
| Lot Size:         | 15,179 SF (0.34 acres) |
| Zoning:           | T5-R                   |
| Max. Density:     | 22 units               |
| Max. Height:      | 5 stories              |
| Opportunity Zone: | Yes                    |
| Asking Price:     | \$2,650,000            |

Financials Available Upon Request

## PROPERTY HIGHLIGHTS

### Cash Flowing Value-Add Opportunity

Twelve mostly occupied 2-bed/1-bath units with the opportunity to enhance value by upgrading flooring, appliances, and amenities such as on-site laundry.

### Prime Location with Strong Growth & Redevelopment Potential

Excellent access to I-95 and surrounding key neighborhoods, situated in a high-growth Opportunity Zone with future redevelopment potential.

### Flexible Leasing & Income Growth Potential

A mix of traditional and Section 8 leases with options to increase rents and re-tenant the building.

### Private Courtyard and Ample Parking

Features private, unique courtyard space and dedicated parking for 15 vehicles.

# EXTERIOR PHOTOS



## INTERIOR PHOTOS



Twelve (12) spacious 2-bedroom/1-bathroom units, with several already upgraded with features such as granite countertops, and modern appliances.

## INTERIOR PHOTOS (CONT.)



Room for improvements to upgrade flooring, appliances, finishes and amenities in remaining units (pictured above).



## PLANNED PROJECT



### MIAMI SOAR

11+ acre mixed-use development slated as the largest Live-Local project in the pipeline, with nearly 4,000 units plus retail, office, and hotel.

## THE CITADEL

NE 79 ST

28,000 AADT



# EAST VIEW



## LITTLE RIVER

NE 79 ST  
28,000 AADT

N. MIAMI AVE 21,500 AADT



**WEST VIEW**



**LITTLE RIVER**

**NE 79 ST**  
**28,000 AADT**

**NW 2ND AVE**





**UNDER CONSTRUCTION**



**THE BREEZE WAY**

27-acre mixed-use development by AJ Capital & MVW Partners.

**LITTLE RIVER**



**ST MARY'S CATHEDRAL**



# SOUTH EAST VIEW



MAGIC CITY  
INNOVATION DISTRICT

LITTLE RIVER



**BIRD'S EYE VIEW**

**NW 77TH ST**

**72'**

**212'**

**72'**

**212'**

# THE ALPHA COMMERCIAL



**PLANNED**  
**Miami Soar**  
 8050 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms



**PLANNED**  
**River Haus**  
 123 NE 79th St

From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,546 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.



**PLANNED**  
**Bosco Residences**  
 8400 NE 1 PL

William Jacome & YAKOL Capital Partners plan 300+ unit mixed-use condo/retail project with emphasis on innovative, green design intended to reconnect residents with nature.



**COMPLETED**  
**The Citadel**  
 8300 NE 2nd Ave

This 60,000 SF food hall with swanky rooftop bar is home to 15+ concepts and has catalyzed the local F&B scene.



**PROPOSED**  
**Future Project**  
 8038 NE 2nd Ave

Infinity Collective and MVW Partners proposes Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.



**PLANNED**  
**Evvo House Hotel**  
 8001 NE Bayshore Ct

A 12-story, 81-room boutique 59,000 SF hotel with a rooftop pool, ground-floor retail with direct boardwalk access and a penthouse suite.



**UNDER CONSTRUCTION**  
**Pagani Residences**  
 7940 West Dr

Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.



**PLANNED**  
**Continuum Club and Residences**  
 1755 79th St Causeway

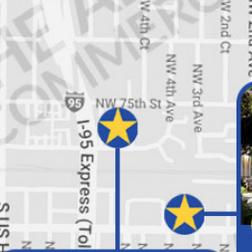
Continuum Company in partnership with Aksoy Holdings plans a 32-story, 198-unit luxury condo with 50,000 SF of indoor and outdoor amenities plus a waterfront restaurant.



**PLANNED**  
**Palm Tree Club**  
 1855 79th St Causeway

Luxury waterfront restaurant by DJ Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex, & dock-and-dine marina.

## 79TH ST CORRIDOR



**UNDER CONSTRUCTION**  
**Miami Breeze Way**  
 301 NW 71st St

**SUBJECT SITE**  
**131 NW 77TH ST**



**PLANNED**  
**79 Biscayne Blvd**  
 7880 Biscayne Blvd

Santec & B Developments plan a 12-story mixed-use tower with 355 residential units and over 35K SF of ground-level retail.

## Little River



**PLANNED**  
**NoLi 75**  
 7501 NE 2nd Ave

10-story residential building with 169 units.

## North Beach Marina



**COMING SOON**  
**La Brasserie**  
 620 NE 78th St

New waterfront restaurant concept from London-based hospitality group, replacing Tigre.

**PLANNED**  
**Padel Courts**  
 981 NE 79th Street



**PLANNED**  
**Sunbeam Towers**  
 1400-1401 79th St Cswy

A 13-acre mixed-use development with 8-10 towers will feature 1,936 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.

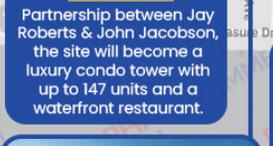


**PLANNED**  
**Marina View**  
 7913 to 7915 West Dr

Proposed 328,277 SF building is set to offer 94 units amid a 22-story tower by S2 Development.

**PLANNED**  
**Prosper Group Assemblage**  
 1681 & 1725 Kennedy Cswy

Partnership between Jay Roberts & John Jacobson, the site will become a luxury condo tower with up to 147 units and a waterfront restaurant.



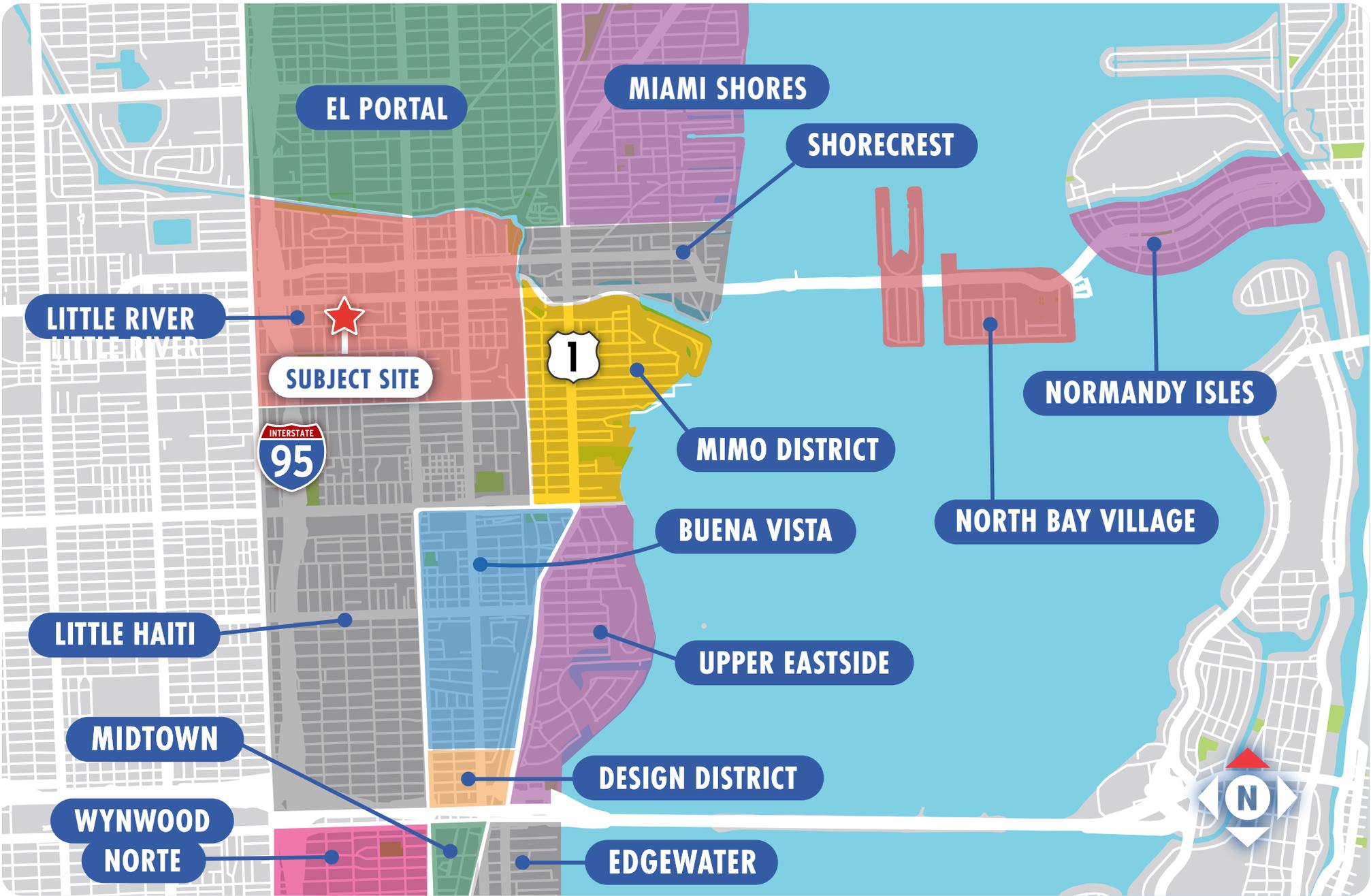
**UNDER CONSTRUCTION**  
**Shoma Bay Condo**  
 1850 79th St Causeway

Shoma Group plans a 19-story development with 327 condos on 2.8 acres, featuring a 36,000 SF Publix with a rooftop lounge, Shoma Bazaar food hall, co-working space, and electric car charging stations.



**PLANNED**  
**Argentine Youth Soccer Academy**  
 7540 E Treasure Dr

# NEIGHBORHOOD MAP





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