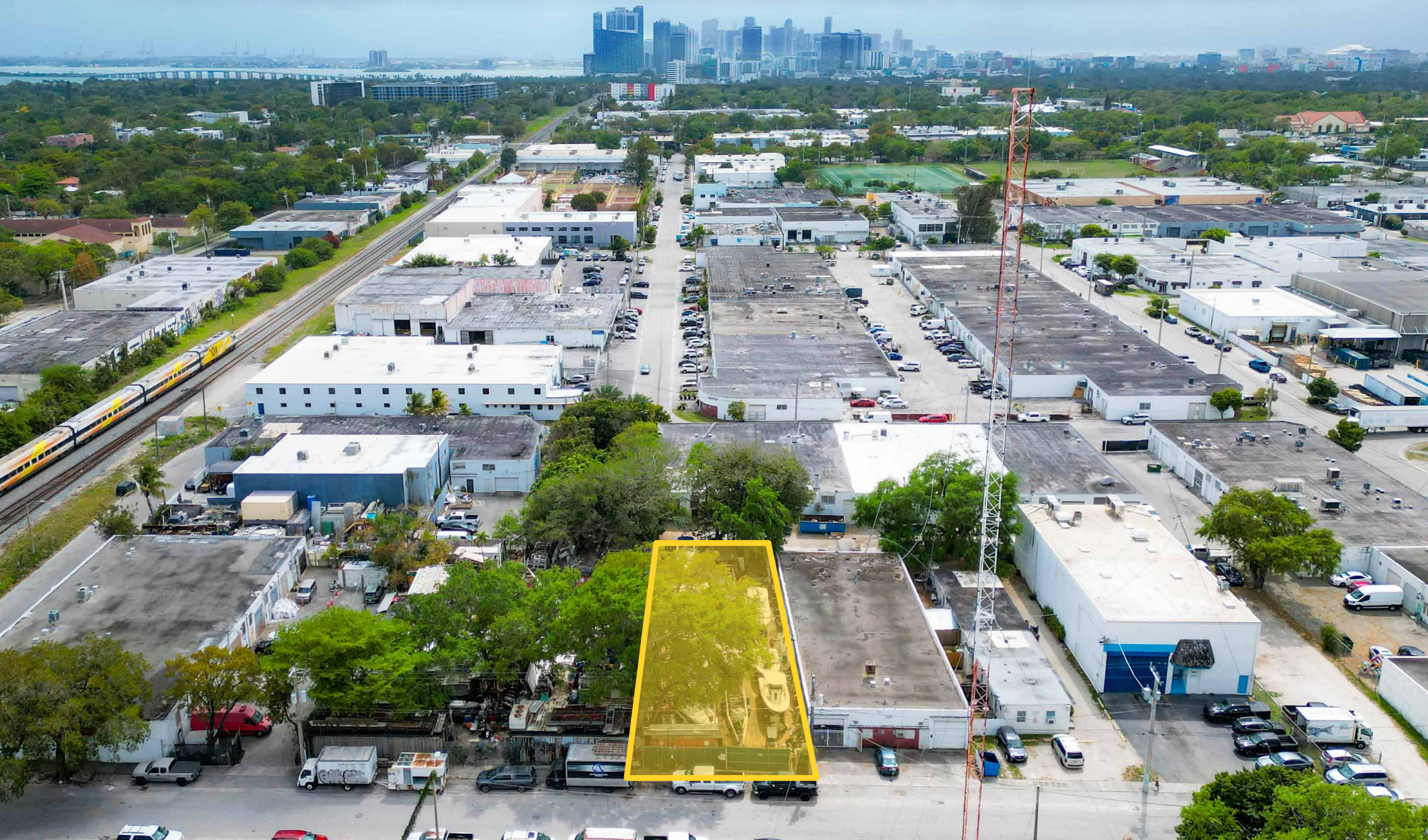
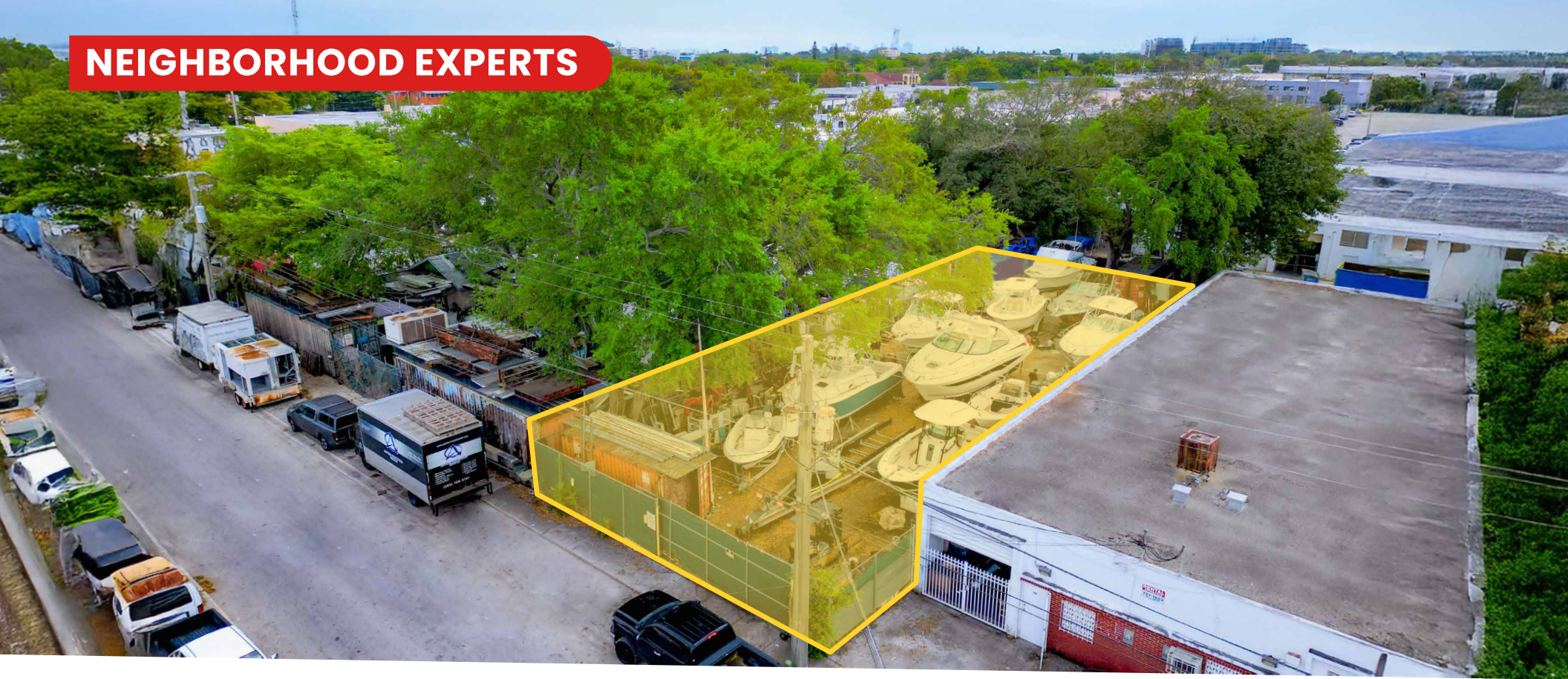


THE ALPHA
COMMERCIAL
FOR SALE

CORE INDUSTRIAL INFILL SITE
350 NE 70TH STREET
MIAMI, FL 33138



NEIGHBORHOOD EXPERTS



THE ALPHA COMMERCIAL

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 ALPHA COMMERCIAL ADVISORS

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

🌐 www.thealphacomm.com

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

THE LISTING TEAM

JAMIE ROSE MANISCALCO
President & Managing Broker

✉ jamie@thealphacomm.com

☎ 201-264-0113

OFFERING SUMMARY

350 NE 70TH STREET MIAMI, FL 33138

Neighborhood:	Little River
Asset Type:	Land / Industrial
Total Lot Size:	7,500 SF (0.17 AC)
Zoning:	D2
Max. Height:	8 stories
Max. Lot Coverage:	90%
Asking Price:*	\$795,000

***Seller-Financing Available**

ALLOWABLE USES

- Parking
- Warehouse
- Outdoor Storage
- Manufacturing
- Office
- Automotive
- Retail

OPPORTUNITY ZONE



SOUTH VIEW



MAGIC CITY™
INNOVATION DISTRICT

LITTLE RIVER
BUSINESS DISTRICT



◀◀ NE 70TH ST ▶▶

SOUTHWEST VIEW



LITTLE HAITI

LITTLE RIVER
BUSINESS DISTRICT

NE 2ND AVE



NE 70TH ST



NORTH VIEW



LITTLE RIVER



6

**THE ALPHA
COMMERCIAL**

JAMIE ROSE MANISCALCO
201-264-0113

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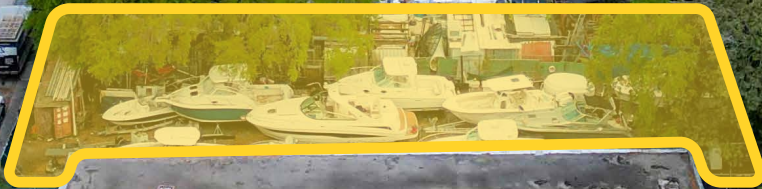
EAST VIEW



MIMO DISTRICT

UPPER EASTSIDE

LITTLE RIVER



BIRD'S EYE VIEW



162'

50'

NE 70TH ST

AREA DEVELOPMENT MAP

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.



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.



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.



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

Paganí 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

Little River

North Beach Marina

North Bay Village

79TH ST CORRIDOR



UNDER CONSTRUCTION

Miami Breeze Way
301 NW 71st St

Nearly 25 acre assemblage mixed-use project in process of increasing local density for future development.

SUBJECT SITE
350 NE 70th STREET



PLANNED

79 Biscayne Blvd
7880 Biscayne Blvd

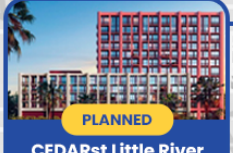
Santec & B Developments plan a 12-story mixed-use tower with 355 residential units and over 35K SF of ground-level retail.

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

CEDARst Little River
7715 - 7737 NE 2nd Ave

Newly funded, site plan includes 191 units and 8,000+ SF of retail. Chicago-based CEDARst is poised to be first-mover for a larger-scale project in this area. Design by ODP Architecture.



PLANNED

NoLi 75
7501 NE 2nd Ave

10-story residential building with 169 units.



PLANNED

Little River Plaza
279 NE 79th St

12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.



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.



UNDER CONSTRUCTION

Shoma Bay Condo
1850 79th St Causeway

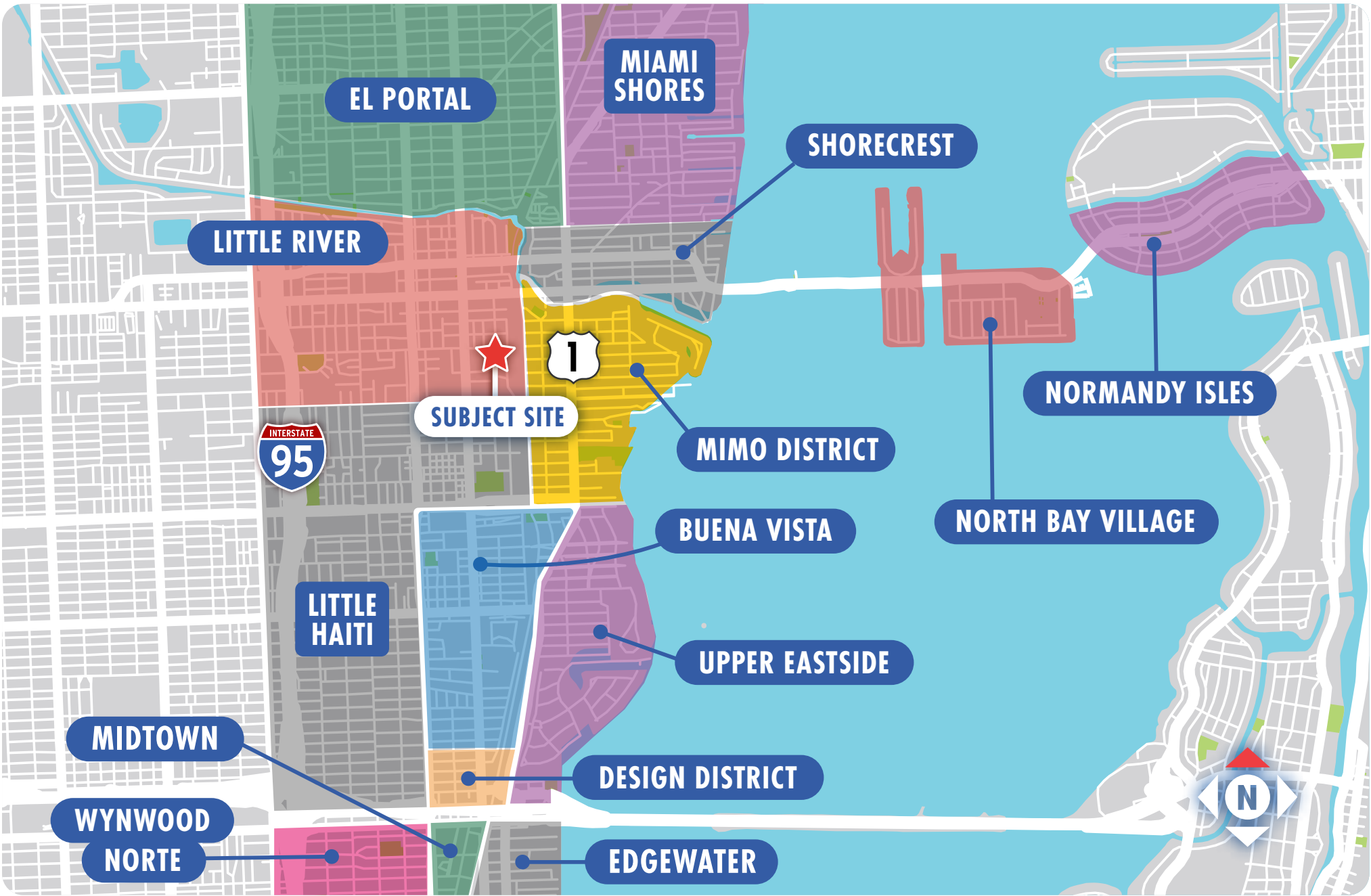
Shoma Group plans a 19-story development with 327 condos on 2.8 acres, featuring a 36,000 SF Publix with a rooftop lounge, Shoma Bazaar food hall, co-working space, and electric car charging stations.



PLANNED

Argentine Youth Soccer Academy
7540 E Treasure Dr

NEIGHBORHOOD MAP





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