



**THE ALPHA**  
**COMMERCIAL**

**FOR SALE**

**5898 NE 4<sup>TH</sup> CT**  
**MIAMI, FL 33150**

## 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 54<sup>th</sup> Street, Suite 8, Miami, FL 33137

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

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

## THE LISTING TEAM

### STEFFANIE JACOBSON

Commercial Advisor

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☎️ 609-226-6390

### JAMIE ROSE MANISCALCO

President & Managing Broker

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☎️ 201-264-0113

# OFFERING SUMMARY



## 5898 NE 4<sup>TH</sup> CT MIAMI, FL 33137

Neighborhood: Buena Vista / Upper Eastside

Unit Count: 4

Bldg Area: 2,674 SF

Lot Size: 8,475 SF (0.19 acres)

Zoning: T5-R

Max. Density: 12 units

Max. Height: 5 stories

Asking Price: \$1,495,000

**Seller-Financing Available**

## PROPERTY HIGHLIGHTS

### Future Re-Development Upside on High-Growth Corridor

At the crossroads of Buena Vista, Upper Eastside, MiMo, and Little Haiti, the property sits in the direct path of progress for Miami's rapid transformation. Zoned for future redevelopment of 3X the current density, allowing for up to 5 stories and 12 units, this site is a strategic investment in one of Miami's fastest-growing neighborhoods.

### Prime Walkable Location to Neighborhood F&B

Steps from top retail and dining hotspots like Chica, Crema Cafe, Sushi Sake, Flora Plant Kitchen, and the Biscayne corridor, the location adjacent to the newly constructed *Boulevard* project offers direct walkability and mainstream curb appeal.

### Value-Add Potential / Short-Term Rental Conversion

Fully occupied and cash-flowing with opportunities to boost revenue by completing bathroom renovations, upgrading appliances, and enhancing interiors. Ideal for maximizing with Airbnb-style rental income in a high-demand location.

# EXTERIOR PHOTOS



# SOUTH VIEW



UPPER EASTSIDE

BISCAYNE BLVD  
37,000 AADT

BUENA VISTA

NE 54<sup>TH</sup> ST 16,900 AADT



CHICA

SUSHI SAKE

ZOI  
RESTAURANT & LOUNGE

THE BOULEVARD

NE 4<sup>TH</sup> CT

brightline





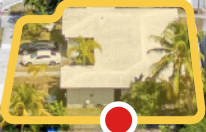
**UPPER EASTSIDE**

**BISCAYNE BLVD** 37,000 AADT



**THE BOULEVARD**

**NE 4<sup>TH</sup> CT** 5,800 AADT



**SUBJECT SITE**



# NORTH VIEW



MAGIC CITY  
INNOVATION DISTRICT

LITTLE RIVER

MIMO DISTRICT

brightline

SUBJECT SITE

ZOI  
RESTAURANT & LOUNGE

NE 4<sup>TH</sup> CT  
5,800 AADT

**BIRD'S EYE VIEW**

**NE 4<sup>TH</sup> CT**

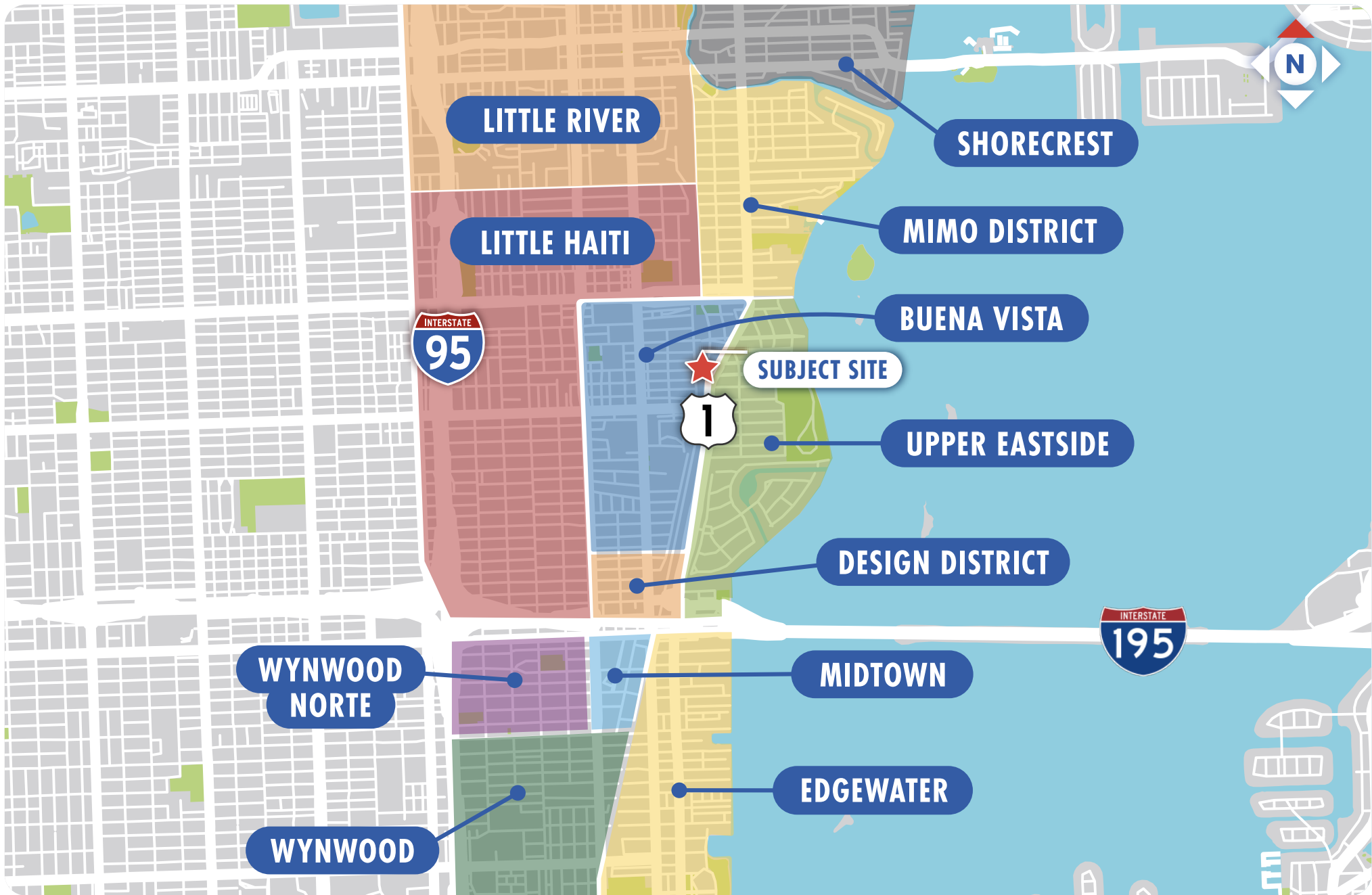
**130'**

**69'**

**NE 59<sup>TH</sup> ST**



# NEIGHBORHOOD MAP





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