



THE ALPHA
COMMERCIAL
FOR SALE

5898 NE 4TH 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 54th Street, Suite 8, Miami, FL 33137

🌐 www.thealphacomm.com

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

THE LISTING TEAM

STEFFANIE JACOBSON

Commercial Advisor

✉️ steff@thealphacomm.com

📞 609-226-6390

JAMIE ROSE MANISCALCO

President & Managing Broker

✉️ jamie@thealphacomm.com

📞 201-264-0113

OFFERING SUMMARY



5898 NE 4TH 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: \$1,350,000

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 54TH ST 16,900 AADT



CHICA

SUSHI SAKE

ZOI
RESTAURANT & LOUNGE

THE BOULEVARD

NE 4TH CT

brightline



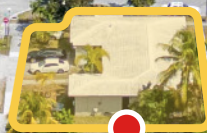
UPPER EASTSIDE

BISCAYNE BLVD 37,000 AADT



THE BOULEVARD

NE 4TH CT 5,800 AADT



SUBJECT SITE

ZOI
RESTAURANT & LOUNGE

brightline



MAGIC CITY
INNOVATION DISTRICT

LITTLE RIVER

MIMO DISTRICT

brightline

SUBJECT SITE

ZOI
RESTAURANT & LOUNGE

NE 4TH CT
5,800 AADT

BIRD'S EYE VIEW

NE 4TH CT

130'

69'

NE 59TH ST

8

**THE ALPHA
COMMERCIAL**

STEFFANIE JACOBSON
609-226-6390

JAMIE ROSE MANISCALCO
201-264-0113

This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee, warranty or representation about it.
©2025 The Alpha Commercial Advisors LLC.

NEIGHBORHOOD MAP





STEFFANIE JACOBSON
Commercial Advisor

✉ steff@thealphacomm.com
☎ 609-226-6390

JAMIE ROSE MANISCALCO
President & Managing Broker

✉ jamie@thealphacomm.com
☎ 201-264-0113

THE ALPHA
COMMERCIAL

🌐 www.thealphacomm.com

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

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