# THE ALPHA COMMERCIAL FOR SALE

# 16-UNIT MULTI-FAMILY PORTFOLIO 720 SW 5<sup>TH</sup> ST & 527 SW 7<sup>TH</sup> CT MIAMI, FL 33130

**LITTLE HAVANA** 

# **ASSET SPECIALISTS**

# THE ALPHA COMMERCIAL

#### **THE ALPHA COMMERCIAL ADVISORS**

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

www.thealphacomm.comthealphacommercial

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

#### **ELINA STOLYAR**

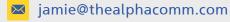
**Commercial Advisor** 



**&** 305-399-9283

# JAMIE ROSE MANISCALCO

**President & Managing Broker** 



201-264-0113



**ELINA STOLYAR** 305-399-9283



## THE ALPHA COMMERCIAL ADVISORS™ IS PLEASED TO INTRODUCE A UNIQUE 2-BUILDING, TRUE VALUE-ADD MULTI-FAMILY PORTFOLIO IN THE HIGH-DEMAND, EASTERN-MOST QUADRANT OF LITTLE HAVANA.

Each building features an almost identical 8-unit layout for a total of 16 units across about 10,500 Sq. Ft. of total leasable area and a contiguous 0.24-acre footprint.

This offering presents a rare opportunity to acquire a stabilized asset with significant upside potential in one of Miami's most culturally rich and rapidly transforming neighborhoods. There's considerable room to modernize interiors, upgrade fixtures, and improve the façade—paving the way for even stronger returns.



# 720 SW 5<sup>TH</sup> ST & 527 SW 7<sup>TH</sup> CT MIAMI, FL 33130

	Neighborhood:	Little Havana
	Total # Units:	16
	Total Bldg Area:	10,498 SF
	Total Lot Area:	10,650 SF (0.24 acres)
	Zoning:	T4-R
	Asking Price:	\$3,995,000

# **Financials Available by Request**



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# **PROPERTY HIGHLIGHTS**

#### Stabilized Cash-Flow

Consistently 100% occupied with steady leasing demand... units are never vacant for long, offering reliable income from day one!

#### Value-Add Opportunity

Plenty of room to improve facade and fixtures, plus all flexible month-to-month tenancies supports buyer's ability to raise rents toward more premium rates

#### Prime Eastern Location

Seamless accessibility to I-95 and superior proximity to Brickell and Downtown Miami

#### Walkable Cultural Hub

Ideally positioned in the developing Little Havana neighborhood only blocks from community facilities and Calle Ocho, the area's famed entertainment & retail corridor

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# **PORTFOLIO BREAKDOWN**

# 720 SW 5<sup>TH</sup> ST MIAMI, FL 33130



#	Units	8

Zoning: T4-R

Bldg. Area: 5,249 SF

Lot Area: 5,000 SF (0.11 acres)



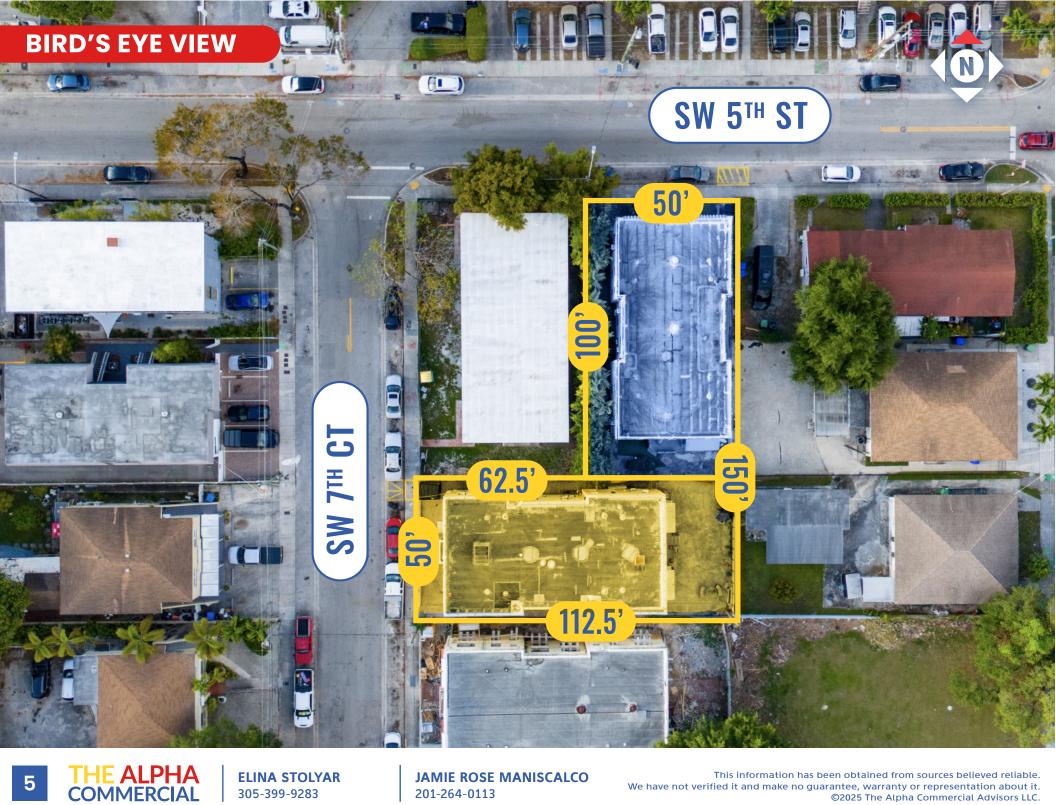


<b>#</b> Units:	8
Zoning:	T4-R
Bldg. Area:	5,249 SF
Lot Area:	5,650 SF (0.13 acres)



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# **EXTERIOR PHOTOS**

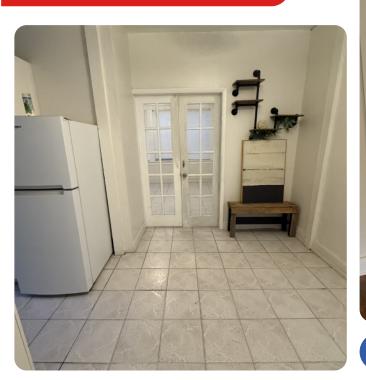




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# **INTERIOR PHOTOS**







Each building contains eight (8) spacious 1-bedroom/1-bathroom units, partially upgraded

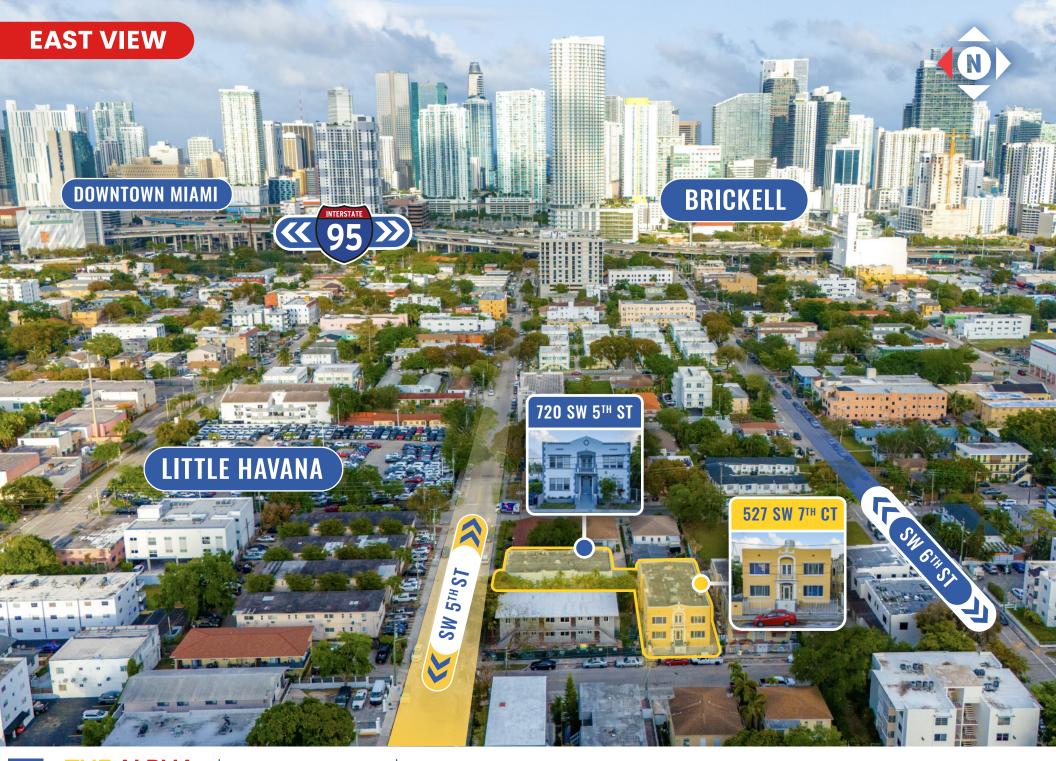






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# **NORTHWEST VIEW**











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