



**LITTLE HAVANA**

**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**



# THE ALPHA COMMERCIAL

## THE ALPHA COMMERCIAL ADVISORS

742 NE 79<sup>th</sup> Street, Miami, FL 33138

🌐 [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

### ELINA STOLYAR Commercial Advisor

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### JAMIE ROSE MANISCALCO President & Managing Broker

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**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.



# PORTFOLIO OVERVIEW



## 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: \$3,695,000

**Financials Available by Request**

## 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



# 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)

**527 SW 7<sup>TH</sup> CT**  
MIAMI, FL 33130



# Units: 8

Zoning: T4-R

Bldg. Area: 5,249 SF

Lot Area: 5,650 SF (0.13 acres)



# BIRD'S EYE VIEW

SW 5<sup>TH</sup> ST

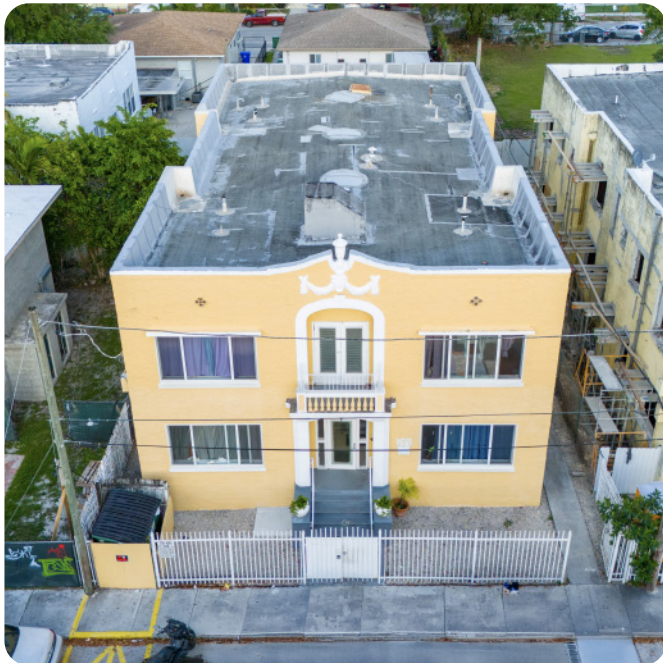


SW 7<sup>TH</sup> CT





# EXTERIOR PHOTOS





## INTERIOR PHOTOS



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







DOWNTOWN MIAMI



BRICKELL

LITTLE HAVANA

720 SW 5<sup>TH</sup> ST



527 SW 7<sup>TH</sup> CT



SW 5<sup>TH</sup> ST

SW 6<sup>TH</sup> ST



# NORTHWEST VIEW



loanDepot  
park

ALLAPATTAH

MIAMI RIVER DISTRICT

RIVERSIDE PARK

LITTLE HAVANA

SW 8<sup>TH</sup> AVE





**SOUTH VIEW**

**COCONUT GROVE**



**BRICKELL**

**SW 8TH ST**

**LITTLE HAVANA**

**SW 5TH ST**

10

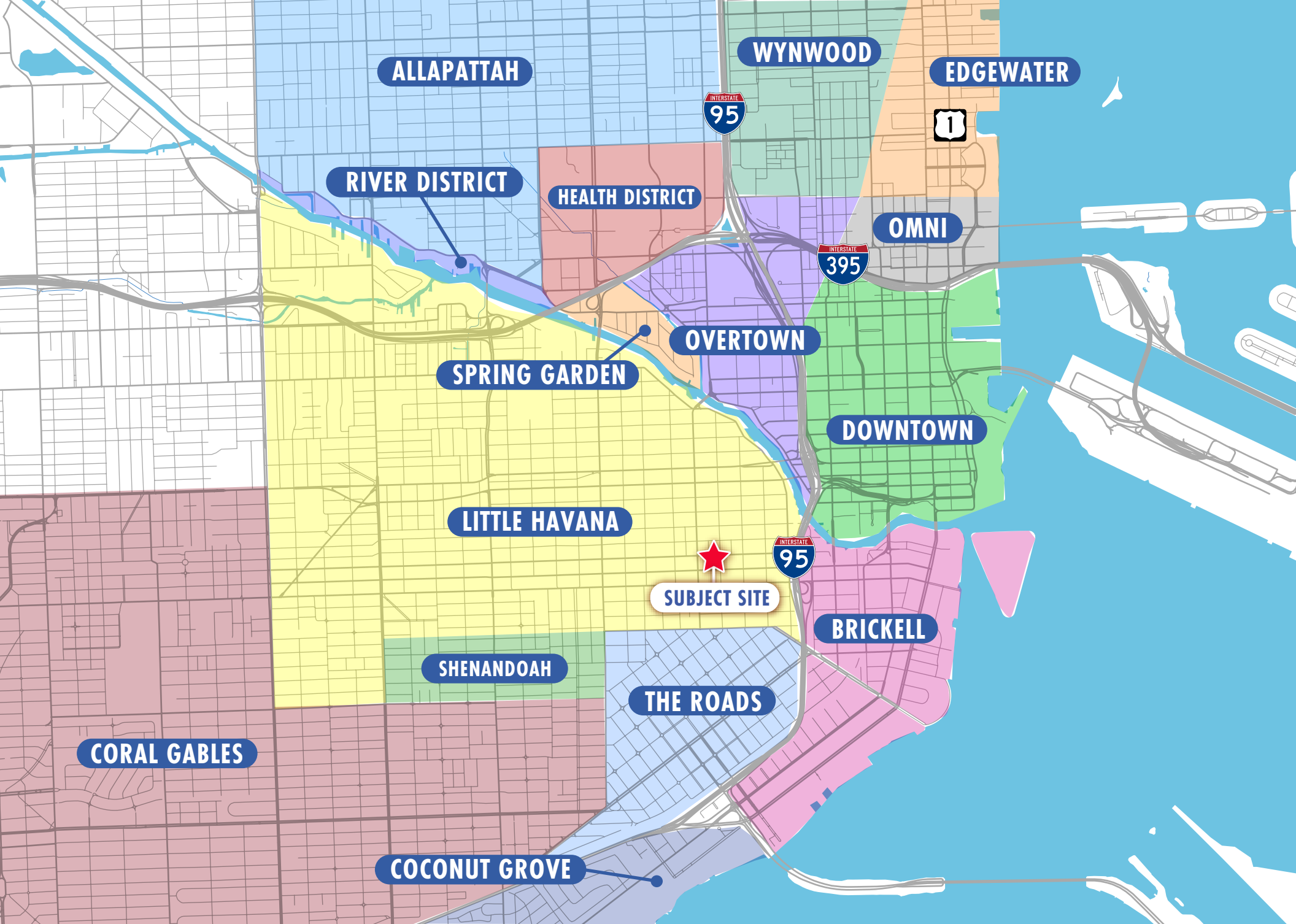
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