



THE ALPHA
COMMERCIAL
FOR SALE

595 NW 91ST ST
MIAMI, FL 33150



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

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☎️ 201-264-0113

OFFERING SUMMARY

595 NW 91ST ST

MIAMI, FL 33150

Neighborhood: El Portal

Lot Size: 6,011 SF (0.14 AC)

Bldg Area (Existing): 1,369 SF

Max. Buildable Area: 3,606 BSF

Zoning: RU-5 (Semi-Professional Office & Apartments District)

Allowable Uses: Day Care (Child & Adult), Office, Medical Office, Low Density Multi-family

Asking Price: \$645,000



INTRODUCING THE MOST UNIQUE VALUE-ADD OPPORTUNITY IN MIAMI...

The Alpha Commercial Advisors presents a rare value-add opportunity in the heart of El Portal — an incredibly unique freestanding two-story building offering excellent connectivity and tons of up-side potential.

Well-suited for an owner-occupant to tailor the space for specialized use, such as day care or either traditional or medical office, or an investor interested in converting the structure into a boutique multifamily asset through adaptive re-use.

The existing structure features six sub-divided spaces, two bathrooms, and ten on-site parking spaces. While the property would benefit from renovation, its solid layout, recent infrastructure updates (including a new roof, security and A/C system), and location in a quiet residential pocket just east of I-95 make it an ideal candidate for repositioning.

EXTERIOR PHOTOS



INTERIOR PHOTOS





LITTLE HAITI

LITTLE RIVER

EL PORTAL



NORTHEAST VIEW



NORTH MIAMI

 BARRY UNIVERSITY

MIAMI SHORES

EL PORTAL



BIRD'S EYE VIEW



NW 6TH AVE

NW 92ND ST

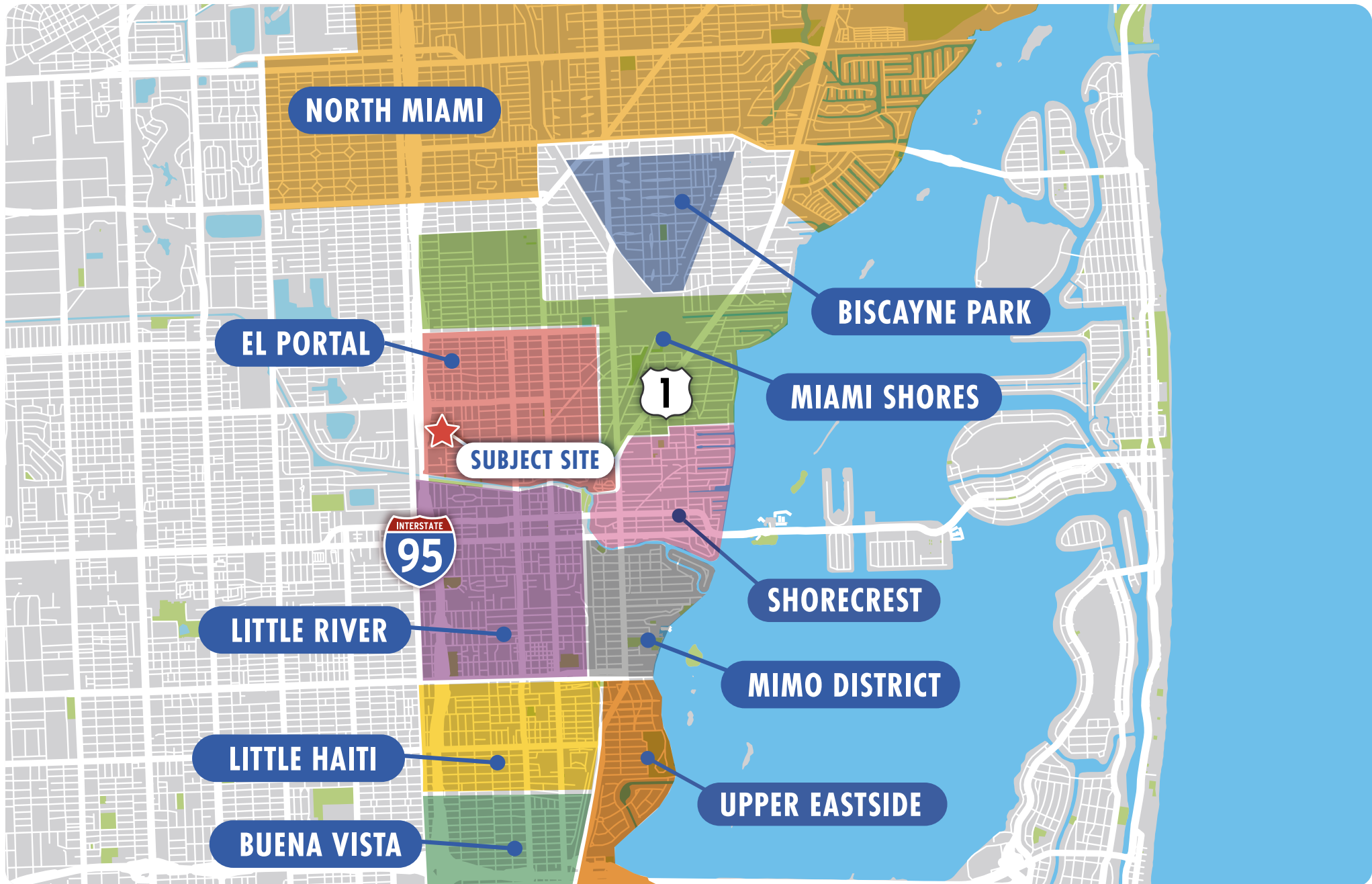
143'

185'

116'

NW 91ST ST

NEIGHBORHOOD MAP





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