



LITTLE HAVANA

THE ALPHA
COMMERCIAL
FOR SALE

16-UNIT MULTI-FAMILY PORTFOLIO
720 SW 5TH ST & 527 SW 7TH CT
MIAMI, FL 33130

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

742 NE 79th Street, Miami, FL 33138

🌐 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

JAMIE ROSE MANISCALCO

President & Managing Broker

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📞 201-264-0113



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 5TH ST & 527 SW 7TH CT MIAMI, FL 33130

Nearhood: 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: \$3,275,000

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 5TH ST
MIAMI, FL 33130



Units 8

Zoning: T4-R

Bldg. Area: 5,249 SF

Lot Area: 5,000 SF (0.11 acres)

527 SW 7TH 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 5TH ST



SW 7TH 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 5TH ST



527 SW 7TH CT



SW 5TH ST

SW 6TH ST

NORTHWEST VIEW



loanDepot
park

ALLAPATTAH

MIAMI RIVER DISTRICT

LITTLE HAVANA

RIVERSIDE PARK

SW 8TH AVE



SOUTH VIEW

COCONUT GROVE



BRICKELL

SW 8TH ST

LITTLE HAVANA

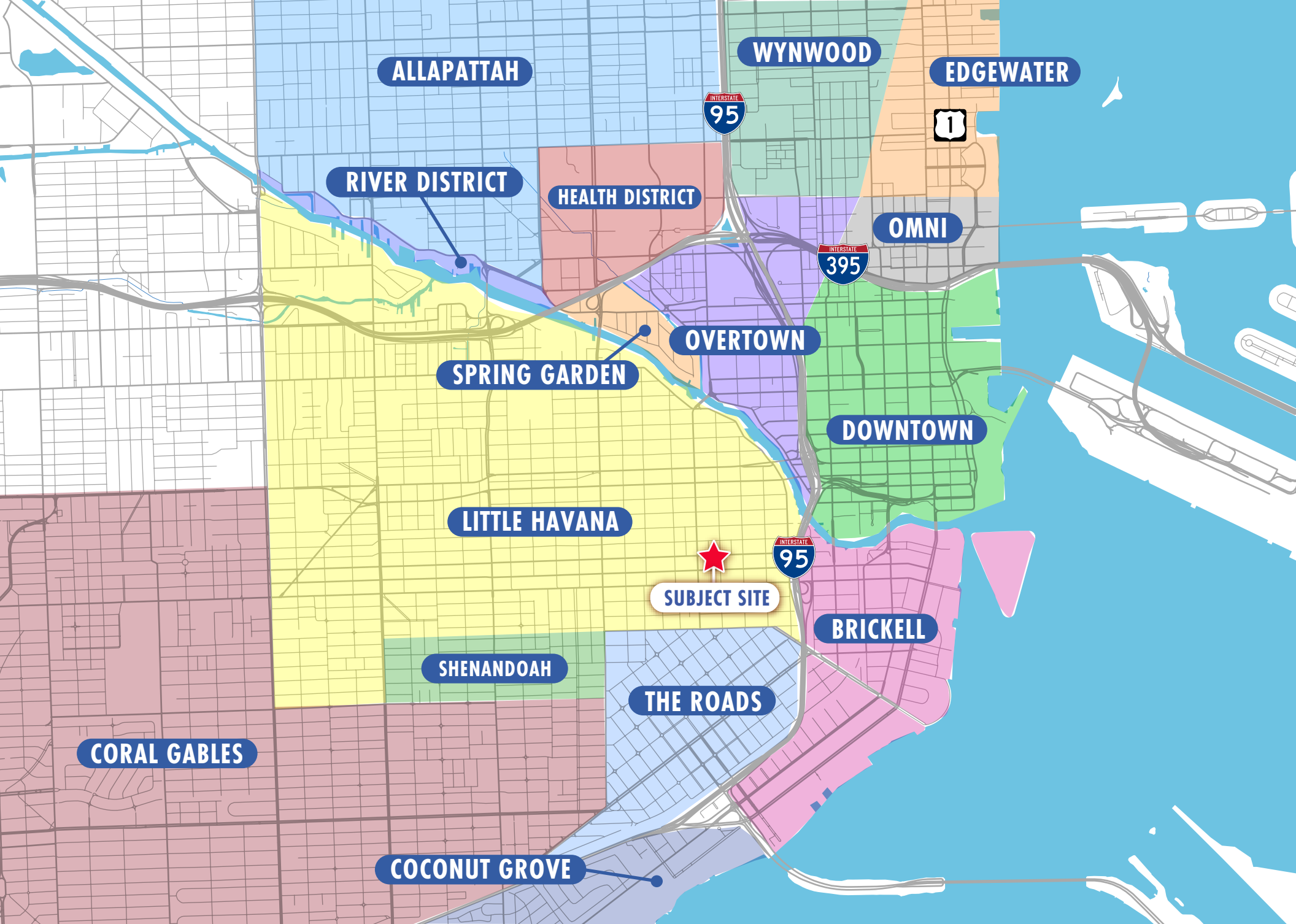
SW 5TH ST

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