

THE ALPHA
COMMERCIAL
FOR SALE

LITTLE RIVER VALUE-ADD FLEX BUILDING

360 NW 71ST ST
MIAMI, FL 33150



NEIGHBORHOOD SPECIALISTS



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

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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

THE LISTING TEAM

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OFFERING SUMMARY

360 NW 71ST ST
MIAMI, FL 33150

Neighborhood: Little River

Existing Use: Warehouse

Bldg Area: 4,945 SF

Lot Size: 6,150 SF

Zoning: T5-0

Allowable Uses: Retail, Office, Restaurant,
Religious, Educational, etc

Asking Price:* \$1,895,000

*Seller-financing available



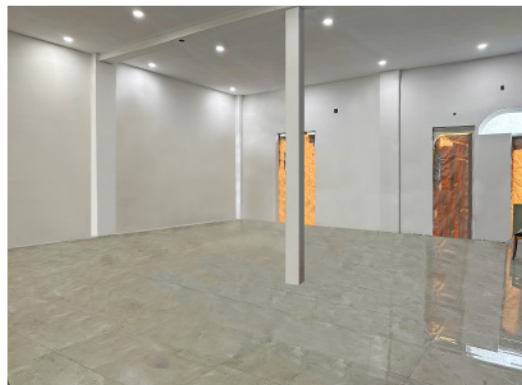
THE ALPHA COMMERCIAL ADVISORS™ PROUDLY PRESENTS A COVETED CORNER OPPORTUNITY TO CUSTOMIZE YOUR OWN FLAGSHIP SPACE IN MIAMI’S RAPIDLY GROWING LITTLE RIVER DISTRICT.

Now vacant and mid-renovation, this value-add property offers the flexibility to either finish the custom interior build-out, or demo and start from scratch to shape the space to match your vision — ideal for a showroom, gallery, studio, or creative office.

Strategically positioned directly adjacent to The Breeze Way project (by AJ Capital & MVW Partners) featuring major tenants as Sunny’s Steakhouse, Mid’s Market, Legacy Fit, and more.

Benefit from the strong exterior signage opportunity with immediate access to I-95, this is the perfect opportunity for an end-user who is not afraid to get their hands dirty, to secure a foothold in one of Miami’s most exciting emerging districts.

INTERIOR PHOTOS



The property contains a distinctive partial build-out from the prior tenant's adaptive re-use renovation with intended use as a nightclub. Buyer may opt to demolish build-out and start from scratch or take it across the finish line themselves.

- **Completed improvements include:** brand new impact glass, polished stone flooring, and dual staircase feature leading to loft-style mezzanine level
- **Unfinished components include:** spaces intended as commercial kitchen & bathroom areas which require total renovation to complete build-out

EXTERIOR PHOTOS





◀◀ BISCAYNE BLVD 37,000 AADT ▶▶

LITTLE RIVER

THE BREEZE WAY // LITTLE RIVER

A massive adaptive re-use, urban-infill development totaling 27 acres by AJ Capital & MVW Partners.

LEGACY

mids
MARKET



OGAWA

◀◀ NW 71ST ST 8,300 AADT ▶▶



SUBJECT PROPERTY

SOUTH VIEW

MAGIC CITY
INNOVATION DISTRICT

LITTLE RIVER

LITTLE HAITI



« NW 71ST ST 8,300 AADT »



WEST LITTLE RIVER



SUBJECT PROPERTY



NW 71ST ST
8,300 AADT



BIRD'S EYE VIEW

NW 71ST ST

50'

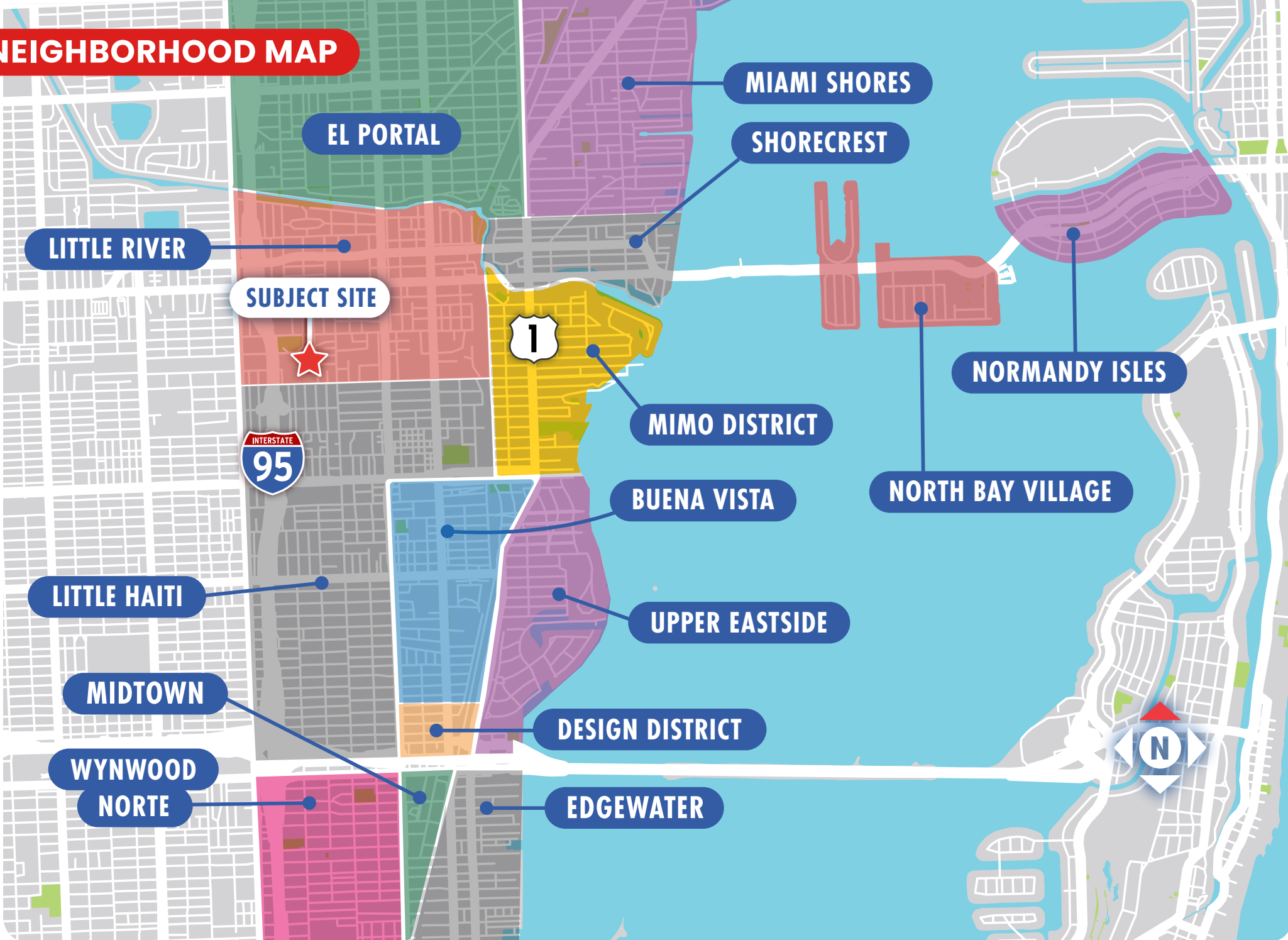
123'

NW 4TH AVE

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NEIGHBORHOOD MAP





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