



FOR SALE

BOUTIQUE DEVELOPMENT SITE + ENTITLEMENTS

**7860-7880 NE BAYSHORE CT
MIAMI, FL 33138**

**THE ALPHA
COMMERCIAL**



THE ALPHA COMMERCIAL

Headquartered in Miami's Little River district, The Alpha Commercial Advisors™ is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction. Our mission is to gamify the real estate process—creating a platform that energizes agents, engages clients, and drives real results.

THE ALPHA COMMERCIAL ADVISORS

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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THE LISTING TEAM

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OFFERING SUMMARY



7860-7880 NE BAYSHORE CT MIAMI, FL 33138

Neighborhood: Little River/Shorecrest

Lot Area: 13,838 SF (0.32 acres)

Zoning: T5-R

Max. Density: 20 units

Max. Height: 5 stories

Approved Site Plan: Pending

Asking Price: \$1,998,000

THE ALPHA COMMERCIAL ADVISORS™ PROUDLY PRESENTS A RARE OPPORTUNITY TO DEVELOP A BOUTIQUE-SCALE, LUXURY CONDO OR MULTI-FAMILY PROJECT WITH WATER VIEWS IN ONE OF MIAMI'S MOST PROMISING WATERFRONT NEIGHBORHOODS.

Ideally located just off the 79th Street Causeway bridge and blocks from Biscayne Boulevard, the site offers seamless access to key lifestyle corridors while retaining the residential charm of nearby waterfront enclaves like Belle Meade Island and North Bay Village. Adjacent to a park, it also enjoys protected northern views and green-space to be enjoyed by residents of the future project.

The property is waiver set approved with in place zoning and a full set of plans for a luxury condo project, enabling a fast track to permitting and construction. With zoning and entitlements already secured, developers can skip costly pre-development delays—making this a rare, high-efficiency opportunity in a supply-constrained, high-demand submarket.

APPROVED PLANS



PROJECT METRICS

Project Type:	Condo / Multi-Family
Total Land Area:	13,838 SF (0.32 acres)
Approved Building Area:	45,421 SF
Approved Density:	20 units
Approved Height:	5 stories

Featuring waiver set approval, in place zoning, plus full set of plans for a 20 unit luxury condo project with amenitized design that includes rooftop pool, private terraces, and lobby-style entry. This is the boutique water-view project that locals in this appreciating marine-focused area have been waiting for...



EAST VIEW

UNDER CONSTRUCTION

Tula Residences

21-stories with 54 waterfront residences by Bayshore Grove Capital + Global & Pacific Orient Properties.

4 MILES TO
NORTH BEACH

NORTH BAY VILLAGE

PELICAN HARBOR MARINA

79 ST CAUSEWAY 44,000 AADT

NE 79 ST 27,200 AADT



SOUTH VIEW

**8 MILES TO
DOWNTOWN MIAMI**

MORNINGSIDE

BELLE MEADE

NE BAYSHORE CT

PARK

79 ST CAUSEWAY 44,000 AADT

NE 79 ST 27,200 AADT



WEST VIEW

LITTLE RIVER

BISCAYNE BLVD 42,500 AADT

NORTH BEACH MARINA



MIAMI SHORES

NE 79 ST 27,200 AADT

SHORECREST



79 ST CAUSEWAY 44,000 AADT



NORTHEAST VIEW

8 MILES TO
AVENTURA/SUNNY ISLES

6 MILES TO
BAL HARBOUR

SHORECREST



PRE-CONSTRUCTION

Pagani Residences

Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.

79 ST CAUSEWAY 44,000 AADT



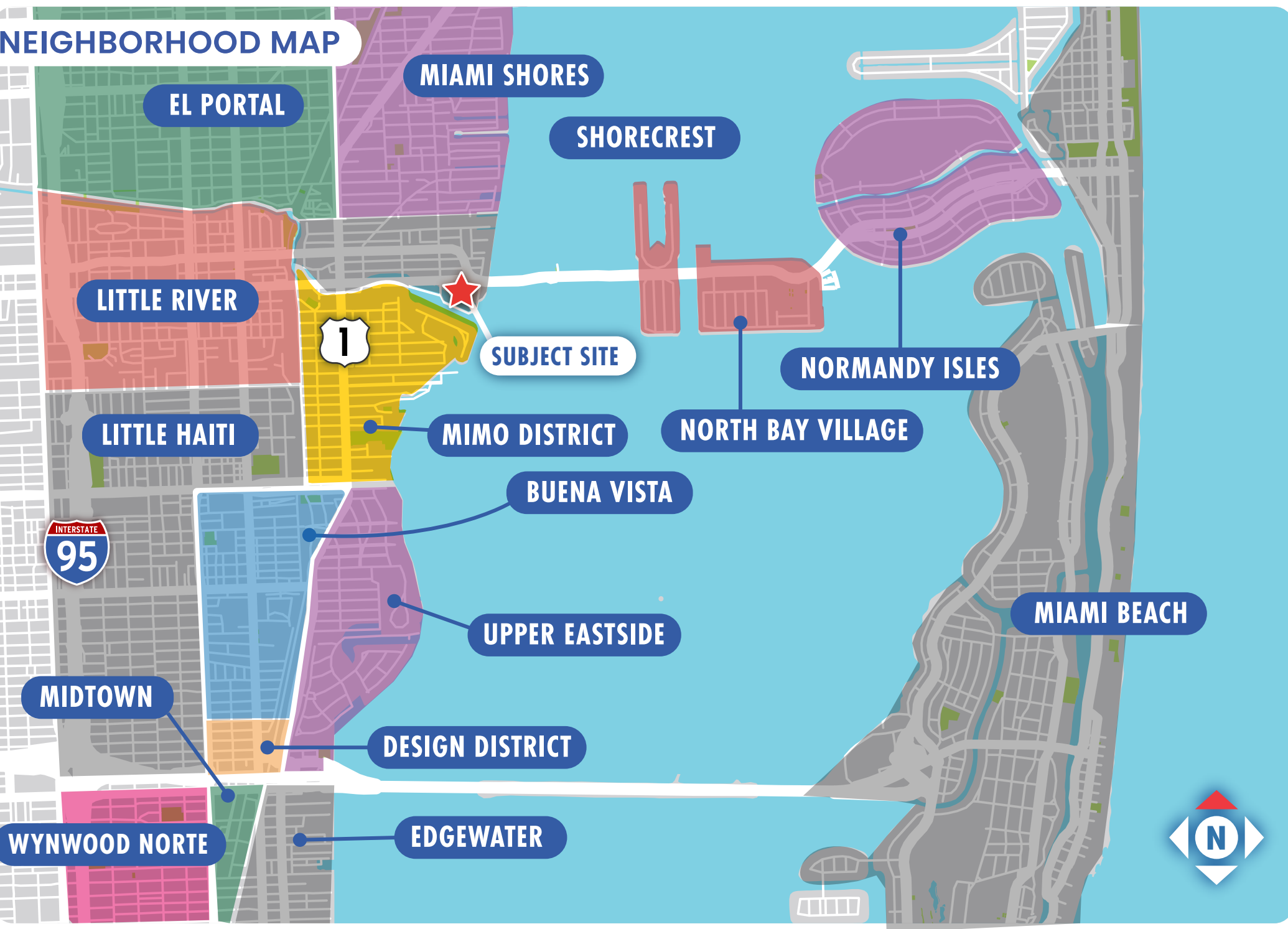


NE BAYSHORE CT

NE 79 ST >>

<< 79 ST CAUSEWAY

NEIGHBORHOOD MAP





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