



LITTLE RIVER

TURN-KEY FLEX BUILDING

401 NW 79TH ST
MIAMI, FL 33150

FOR SALE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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Headquartered in Miami's Little River district, The Alpha Commercial 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 LISTING TEAM

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THE ALPHA COMMERCIAL ADVISORS™ PRESENTS A TURN-KEY ASSET IN MIAMI'S LITTLE RIVER—A DYNAMIC END-USER DISTRICT AT THE CROSSROAD OF CREATIVITY AND CONNECTIVITY.

Located in the heart of Little River's transformation, this high-exposure site is ideal for showroom, studio, or office use—offering direct I-95 access, top-tier zoning, and a prominent position in one of Miami's fastest-rising creative districts.

The property has been gut-renovated with all new mechanical, electrical, and plumbing systems, a new roof, and modern interiors. Features include soaring ceilings, smart security, private workspaces, loading access, and gated parking—delivering a true plug-and-play opportunity in a market on the move.

OFFERING SUMMARY

401 NW 79TH ST
MIAMI, FL 33150

Neighborhood: Little River

Existing Use: Flex/Automotive

Bldg. Area: 4,041 SF

Lot Size: 10,500 SF (0.24 acres)

Traffic Count: 33,000 AADT

Zoning: T6-8-0

Allowable Uses: Retail, Office,
Multi-Family, Education,
Mixed-Use, and more

Current owner/operator has a warrant
for use as automotive sales.

Max. Density: 36 units (150 du/acre)

Max. Height: 8 stories

Opportunity Zone: Yes

Asking Price: \$3,195,000



PROPERTY HIGHLIGHTS

- Fully renovated with brand-new roof, MEP systems, and modern interior buildout
- Features high ceilings, a mezzanine level, private offices, smart security systems, and open workspace layouts
- Gated on-site parking & multiple drive-in loading doors provide natural light & flexible use potential for automotive or creative commercial uses
- Prime signage opportunity on high-traffic growth corridor
- Immediate accessibility from I-95 for convenient circulation between neighborhoods
- Located within a Qualified Opportunity Zone (QOZ)

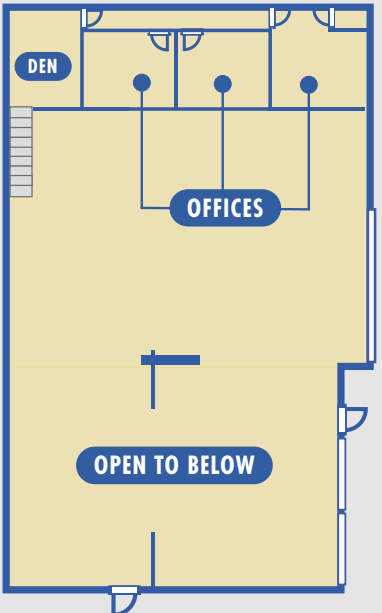
PROPERTY OVERVIEW



FIRST FLOOR



SECOND FLOOR



FLOORPLAN

INTERIOR PHOTOS



1 DOWNTOWN MIAMI	6 MILES
2 WYNWOOD	3.1 MILES
3 DESIGN DISTRICT	2.9 MILES
4 LITTLE HAITI	1.4 MILES

MID-COMPLETION



Miami Breeze Way

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

PLANNED



Future Project

Swerdlow Group, AJ Capital Partners – project includes 7,513 units & over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.

LITTLE RIVER

« NE/NW 79TH ST 33,000 AADT »



SUBJECT SITE



6 MILES TO
MIAMI BEACH

 **THE CITADEL**

PLANNED

Bosco Residences

William Jacome & YAKOL Capital Partners plan 300+ unit mixed-use condo/retail project with emphasis on innovative, green design intended to reconnect residents with nature.

PLANNED

Miami Soar

Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.

PLANNED

Future Project

Infinity Collective and MVW Partners proposes Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stores.

« N. MIAMI AVE 21,500 AADT »

« NW 2ND AVE 5,500 AADT »

« NE/NW 79TH ST

33,000 AADT »

LITTLE RIVER

 **SUBJECT SITE**



WEST LITTLE RIVER



LITTLE RIVER

PLANNED



Future Project

Swerdlow Group, AJ Capital Partners – project includes 7,513 units & over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.



SUBJECT SITE



THE ALPHA COMMERCIAL



PLANNED

Miami Soar
8050 NW Miami Ct

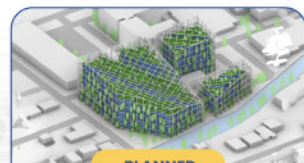
Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.



PLANNED

River Haus
123 NE 79th St

From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,546 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.



PLANNED

Bosco Residences
8400 NE 1 PL

William Jacome & YAKOL Capital Partners plan 300+ unit mixed-use condo/retail project with emphasis on innovative, green design intended to reconnect residents with nature.



COMPLETED

The Citadel
8300 NE 2nd Ave

This 60,000 SF food hall with swanky rooftop bar is home to 15+ concepts and has catalyzed the local F&B scene.



PROPOSED

Future Project
8038 NE 2nd Ave

Infinity Collective and MVW Partners proposes Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.



PLANNED

Evvo House Hotel
8001 NE Bayshore Ct

A 12-story, 81-room boutique 59,000 SF hotel with a rooftop pool, ground-floor retail with direct boardwalk access and a penthouse suite.



PRE-CONSTRUCTION

Pagni Residences
7940 West Dr

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



PLANNED

Continuum Club and Residences
1755 79th St Causeway

Continuum Company in partnership with Aksoy Holdings plans a 32-story, 198-unit luxury condo with 50,000 SF of indoor and outdoor amenities plus a waterfront restaurant.



COMPLETED

Palm Tree Club
1855 79th St Causeway

Luxury waterfront restaurant by DJ Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex, & dock-and-dine marina.

SUBJECT SITE

79TH ST CORRIDOR

Little River

North Beach Marina

79TH ST CORRIDOR

North Bay Village



UNDER CONSTRUCTION

Miami Breeze Way
301 NW 71st St

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



PLANNED

CEDARst Little River
7715 - 7737 NE 2nd Ave

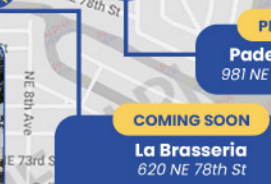
Newly funded, site plan includes 191 units and 8,000+ SF of retail. Chicago-based CEDARst is poised to be first-mover for a larger-scale project in this area. Design by ODP Architecture.



PLANNED

79 Biscayne Blvd
7880 Biscayne Blvd

Santec & B Developments plan a 12-story mixed-use tower with 355 residential units and over 35K SF of ground-level retail.



COMING SOON

La Brasserie
620 NE 78th St

New waterfront restaurant concept from London-based hospitality group, replacing Tigre.



PLANNED

Padel Courts
981 NE 79th Street



PLANNED

Prosper Group Assemblage
1681 & 1725 Kennedy Cswy

Partnership between Jay Roberts, John Jacobson & MG Developer, the site will become a luxury condo tower with up to 147 units and a waterfront restaurant.



PLANNED

Argentine Youth Soccer Academy
7540 E Treasure Dr



PLANNED

FUTURE PROJECT
530 NW 75th St

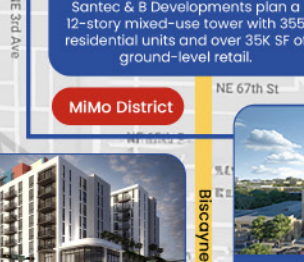
Swerdlow Group, AJ Capital Partners - project includes 7,513 units & over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.



PLANNED

Noli 75
7501 NE 2nd Ave

10-story residential building with 169 units.



PLANNED

Little River Plaza
279 NE 79th St

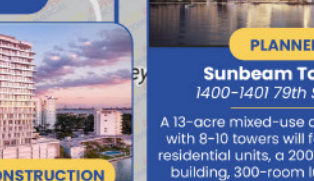
12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.



UNDER CONSTRUCTION

Tula Residences
7918 West Dr

21-stories with 54 waterfront residences by Bayshore Grove Capital + Global & Pacific Orient Properties- the first new condo development on North Bay Village in over a decade.



PLANNED

Sunbeam Towers
1400-1401 79th St Cswy

A 13-acre mixed-use development with 8-10 towers will feature 1,936 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.



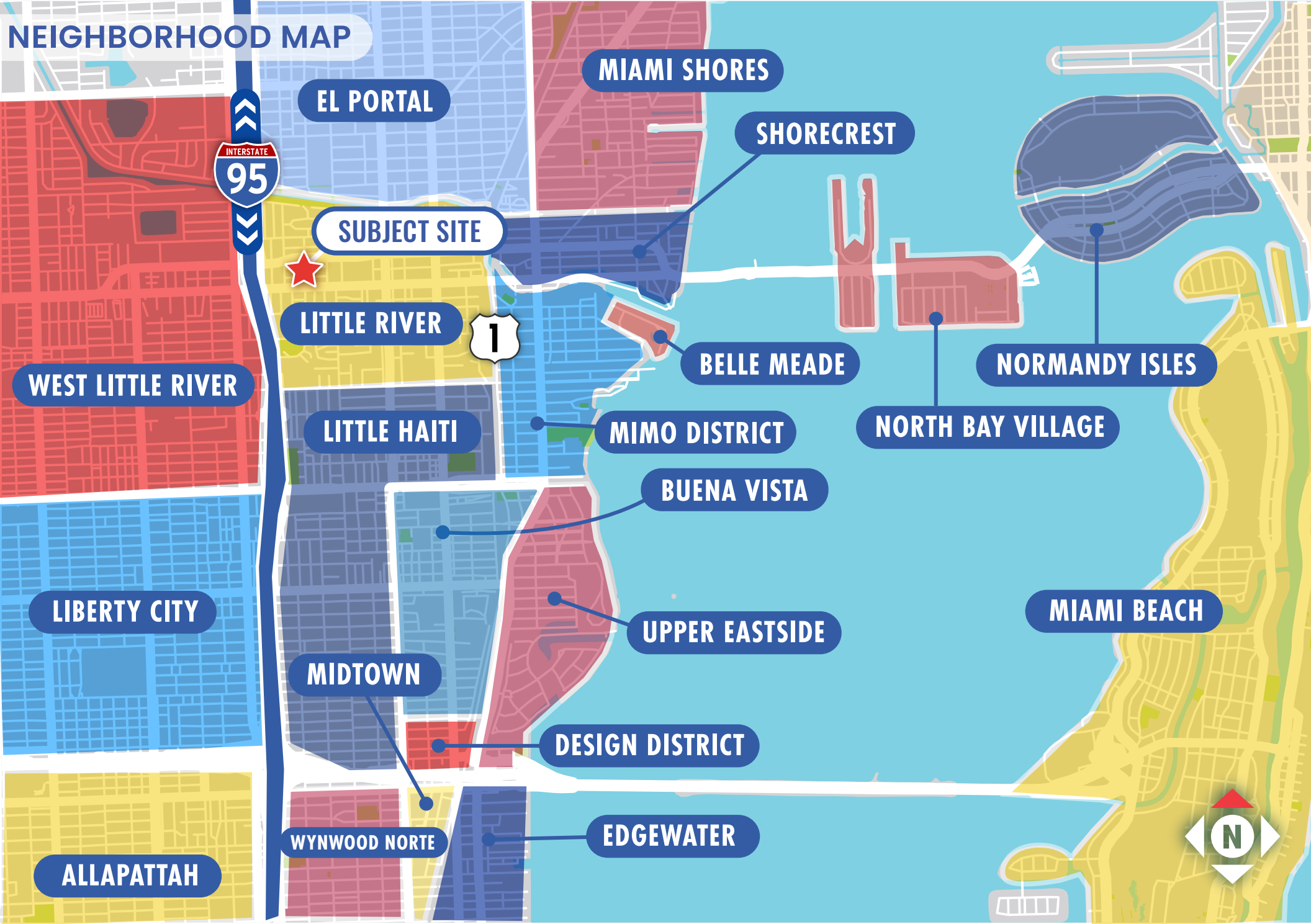
UNDER CONSTRUCTION

Shoma Bay Condo
1850 79th St Causeway

24-stories with 333 condos featuring a Publix, rooftop lounge, Shoma Bazaar food hall, zen garden, and other dynamic features



LEARN MORE





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