



**LITTLE RIVER**

**TURN-KEY FLEX BUILDING**

**401 NW 79<sup>TH</sup> ST**

**MIAMI, FL 33150**

**FOR SALE**

**THE ALPHA  
COMMERCIAL**



# THE ALPHA COMMERCIAL

## THE ALPHA COMMERCIAL ADVISORS

742 NE 79<sup>th</sup> Street, Miami, FL 33138

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

📱 [thealphacommercial](#)

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

### STEFFANIE JACOBSON

Senior Commercial Advisor

✉️ [steff@thealphacomm.com](mailto:steff@thealphacomm.com)

📞 609-226-6390

### JAMIE ROSE MANISCALCO

President & Managing Broker

✉️ [jamie@thealphacomm.com](mailto:jamie@thealphacomm.com)

📞 201-264-0113



## 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 79<sup>TH</sup> 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:** \$3,425,000



## 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)



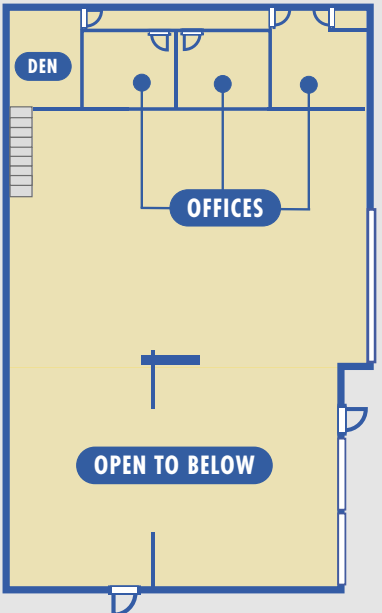
PROPERTY OVERVIEW



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 79<sup>TH</sup> 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 2<sup>ND</sup> AVE 5,500 AADT »

« NE/NW 79<sup>TH</sup> ST

33,000 AADT »

LITTLE RIVER

SUBJECT SITE





WEST LITTLE RIVER

INTERSTATE  
95

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




BIRD'S EYE VIEW





## 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

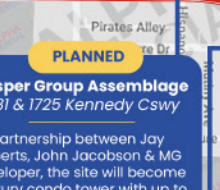
New waterfront restaurant concept from London-based hospitality group, replacing Tigre.



**PLANNED**

**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.



**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.



**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



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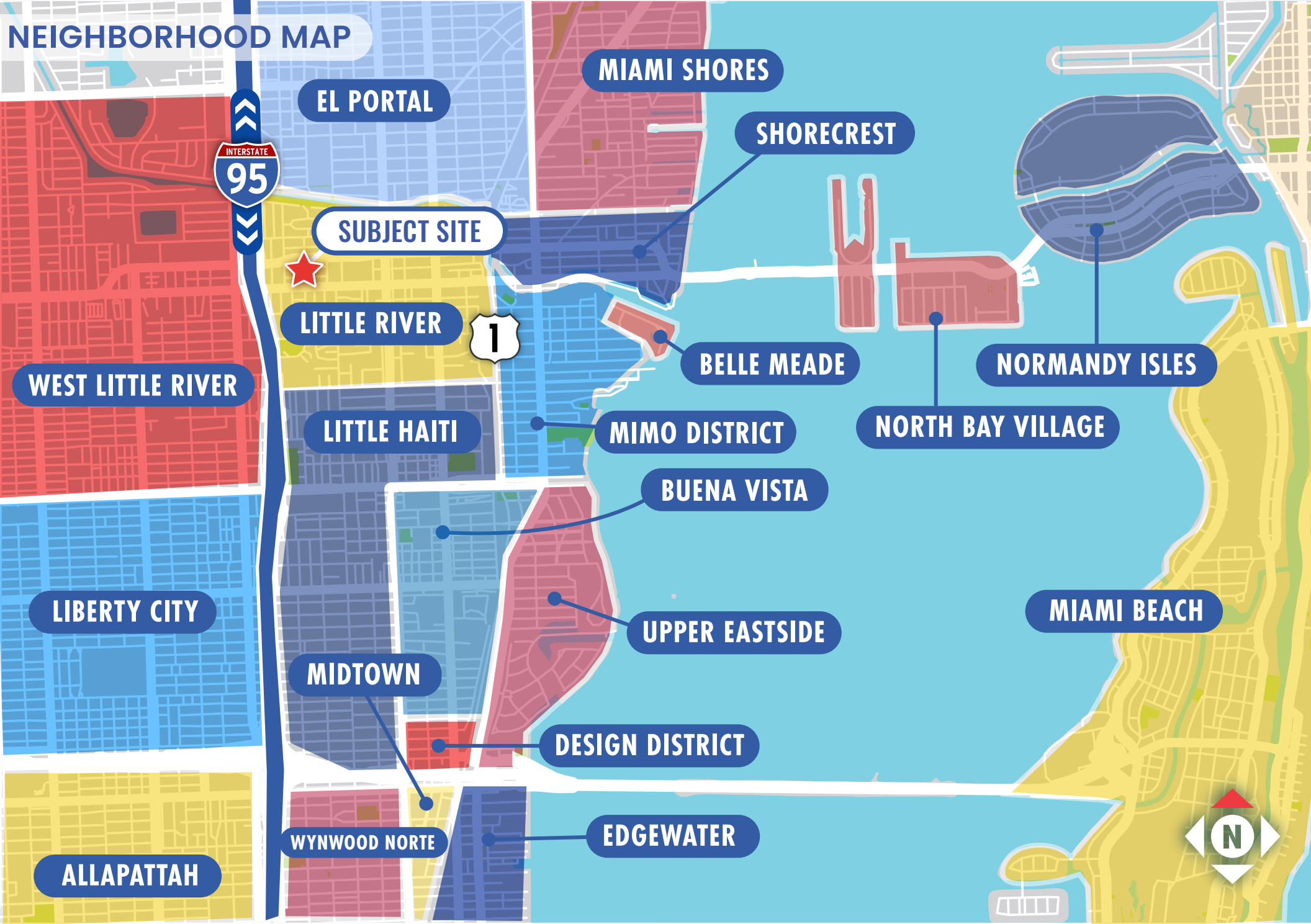
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LEARN MORE









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