



LITTLE RIVER

TURN KEY MULTIFAMILY + SFR COMPOUND

8270-8280 NE 1ST PLACE
MIAMI, FL 33138

FOR SALE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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

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THE ALPHA COMMERCIAL ADVISORS® PRESENTS A STABILIZING TURN-KEY ASSEMBLAGE IN THE HEART OF LITTLE RIVER'S EVOLUTION WHERE DESIGN, DINING & RE-DEVELOPMENT CONVERGE.

Offering a beautifully re-imagined and absolutely turn-key 4-plex + single-family residence delivered renovated and designer-furnished, this is the ideal play for long-term multifamily investors seeking an operation-ready rental compound with re-development upside for a commercial or mixed-use project, or adaptive re-use program in the near-term ahead of redevelopment. Already commanding premium market rents due to the high quality finishes, fully-furnished units and spacious, even luxurious grounds and desirably situated in direct walkable adjacency to The Citadel, dining and shopping, this property provides investors a rare set of conditions that secure rentability in the long-term compared to aging existing market rental inventory in the Little River neighborhood.

Plus -- underlying T5-O commercial zoning provides rare optionality for maximizing investment potential and is suitable for:

- Multi-family investors & short-term rental operators seeking a plug-and-play rental hub in the most walkable pocket to F&B and retail
- Specialty-use or institutional operators (school, wellness, design collective, etc.) seeking beautiful grounds and multiple structures
- Bullish covered-land buyers holding for future redevelopment—by-right potential for 19 units / 5 stories, or up to 292 units / 8-12 stories under Live Local Act incentives

OFFERING SUMMARY

8270–8280 NE 1ST PLACE
MIAMI, FL 33138

Neighborhood: Little River

Current Use: Multi-Family (Short-Term Rental)

Unit Count: 5 (Fourplex + SFR)

Total Building Area: 3,271 SF

Total Lot Area: 12,750 SF (0.29 acres)

See Page 4 for parcel breakdown.

Zoning: T5-O

Allowable Uses: Multi-Family, Hotel,
Educational, Mixed-Use
Retail, Office, Religious, and more

Max. Density (By-Right): 19 Units

Max. Height (By-Right): 5 Stories

See Page 5 for breakdown of full development potential.

Opportunity Zone: Yes

Live Local Eligible: Yes

40-Year Re-Certification: Yes

Asking Price (Sale): \$2,590,000

[Click to View Due Diligence Folder](#)



INVESTMENT HIGHLIGHTS

- **Turn-Key Income Producer:** Fully renovated with cohesive, high-end designer-curated interiors that command premium rates—ideal for immediate operation as Airbnb, boutique hospitality, or long-term rentals.
- **Operational Versatility:** Dual-structure configuration allows income diversification via office or creative use within the SFR alongside income generation from the modernized 4-plex, supporting multiple investment approaches.
- **Prime Walkable Location:** Steps from The Citadel—the culinary anchor of Little River— and surrounded by cafés, cultural establishments, art studios, chef-owned restaurants, and neighborhood retail.
- **Flexible Zoning & Future Development Upside:** With T5-O zoning, Opportunity Zone benefits, and Live Local Act eligibility, the assemblage offers exceptional flexibility for future redevelopment and long-term value momentum.

150'

85'

8270 NE 1ST PL8280 NE 1ST PLNE 1ST PL

PARCEL BREAKDOWN

Address	Bldg Type	Lot Area	Bldg Area	#Units	Average Sq. Ft./Unit	Unit Mix	Zoning
8270 NE 1 ST PL	Fourplex	9,350 SF	2,283 SF	4	570±	(3) 2BR/1BA & (1) 1BR/1BA	T5-O
8280 NE 1 ST PL	Single Family	3,400 SF	988 SF	1	988±	(1) 3BR/2BA	T5-O
TOTAL:		12,750 SF	3,271 SF	5			

ZONING



8270-8280 NE 1ST PLACE



T5-O

Max. Density: 65 du/acre
Max. Height: 5 stories

T6-8-O

Max. Density: 150 du/acre
Max. Height: 8 stories

Located within a burgeoning section of Little River, the subject assemblage is zoned T5-O allowing for a diverse mix of multifamily, mixed-use, and commercial uses as office, retail, and more.

Critically, the property's commercial zoning allows for 65 du/acre (equal to 19 units by-right on this site) and also qualifies under the Live Local Act which would allow for essentially unlimited density and thanks to its direct adjacency to the T6-8-O zoning district— re-development under LLA would allow for up to 8-12 stories of height compared to the 5 stories currently allowed by-right. This adjacency places the site in immediate proximity to multiple large-scale projects slated for delivery in the coming cycles, positioning the site at the leading edge of Little River's next development wave, with re-development already in full swing directly contiguous to the site.

MAX. ZONING ALLOWANCES

	BY-RIGHT	LIVE LOCAL
MAX. DENSITY:	19 units (65 du/ac)	229 units (1,000 du/acre)
MAX. HEIGHT:	5 stories	8-12 stories
MAX. BUILDABLE AREA:	N/A	459,000 BSF (FAR: 36)

PROPERTY OVERVIEW



8270 NE 1ST PL



8280 NE 1ST PL

Step into a pristine, design-driven compound where renovated interiors, cohesive styling, and modern aesthetics create an elevated, ready-to-operate experience.

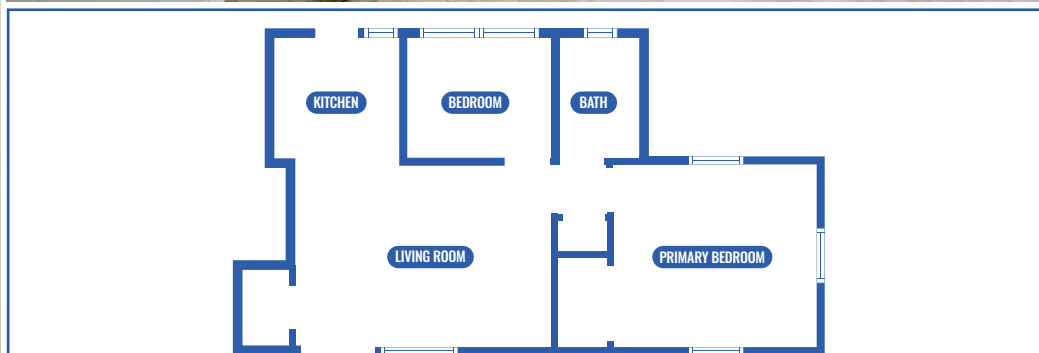
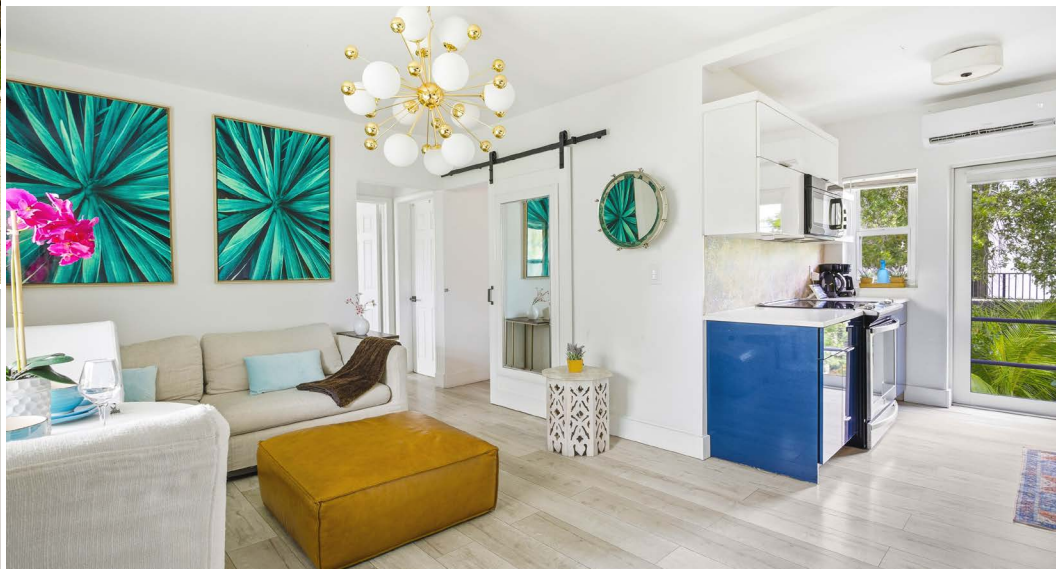
Historically operated as short-term rentals, this meticulously maintained two-parcel rental compound is half-way to stabilization with multiple units newly leased at premium rents—with straightforward lease-up upside remaining on the rest. Optionality remains in place for the buyer to utilize the Single Family Home as residence or office use.

The fourplex features three (3) 2-bedroom / 1-bath units and one sizable (1) 1-BR / 1-Bath unit, each showcasing its own unique design theme, and beautifully restored with high-end finishes and meticulous design details.

HIGHLIGHTS

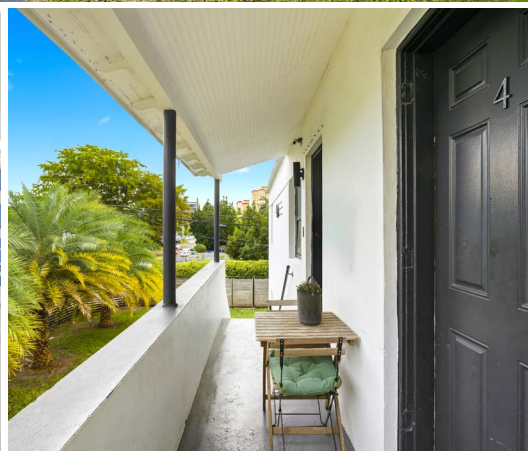
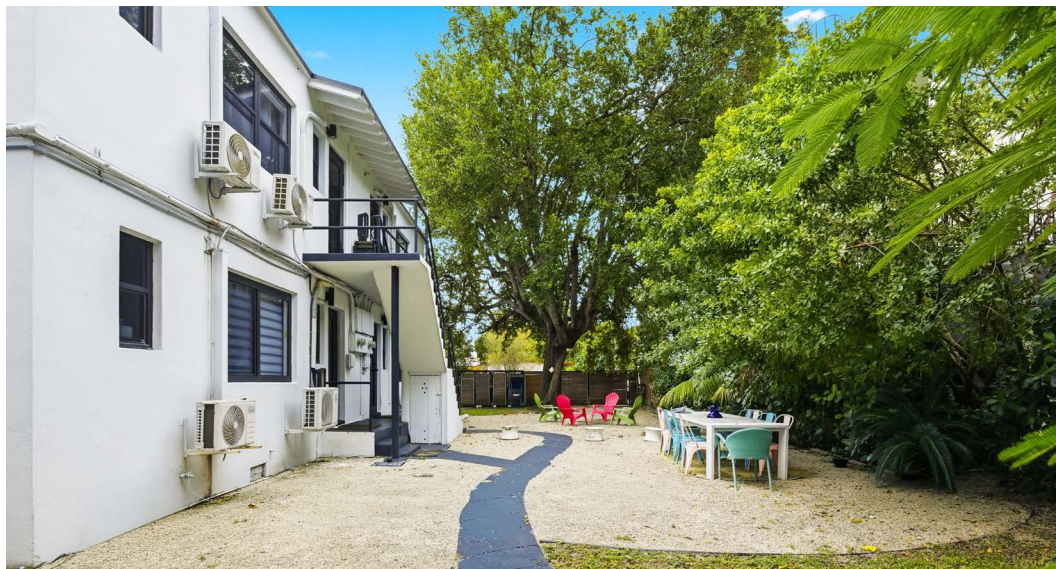
- Two modern, meticulously maintained buildings
- Four fully furnished units with upscale finishes and unique design themes
- Granite countertops, stainless steel appliances, in-unit laundry
- Fourplex equipped with new mini-splits & SFR features central AC
- Impact windows and doors throughout
- Fully gated properties with updated exterior lighting
- Professionally landscaped grounds with furnished outdoor areas
- Ample onsite parking with additional public parking nearby

8270 NE 1ST PLACE (4PLEX)

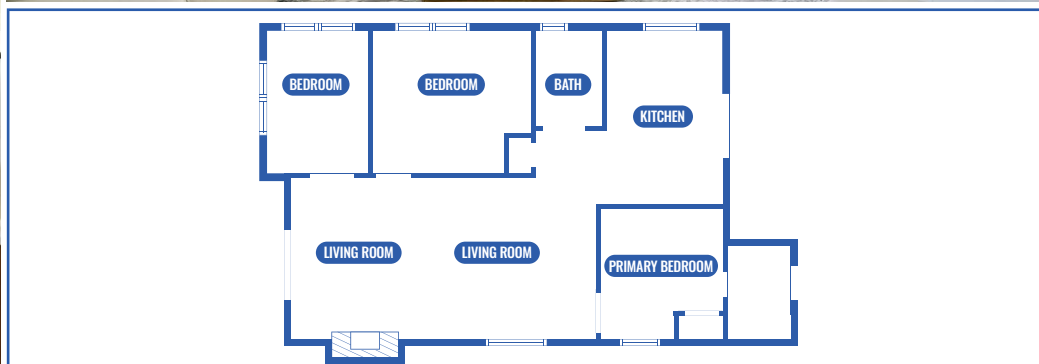
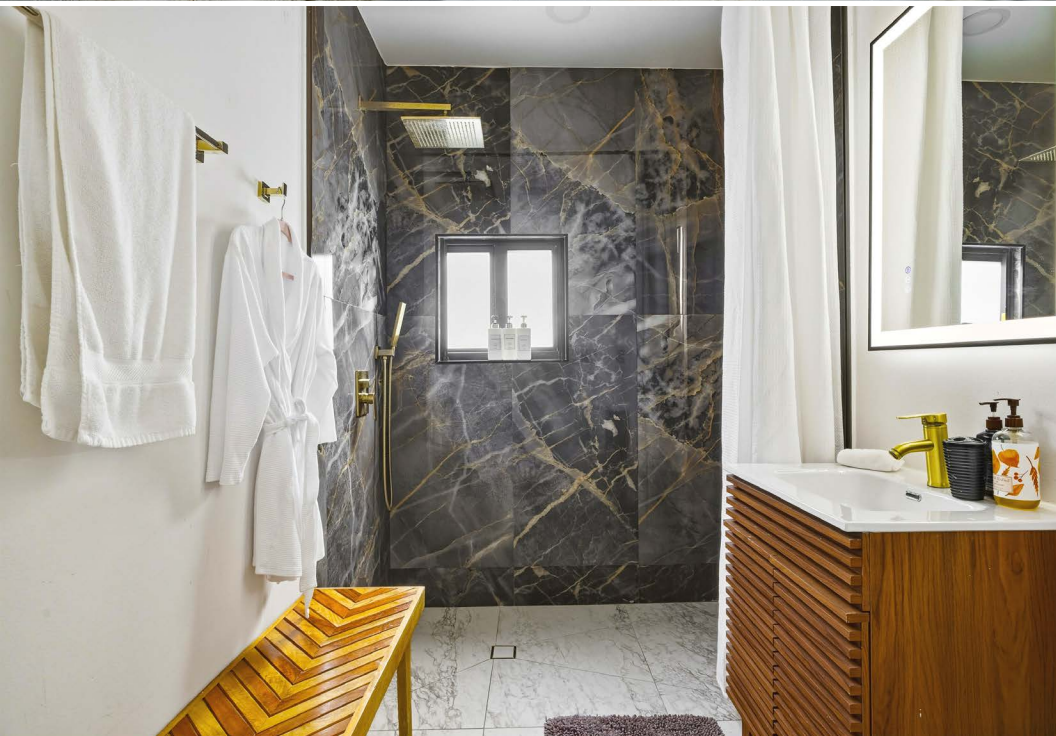


SAMPLE FLOORPLAN

8270 NE 1ST PLACE (4PLEX) (CONT.)

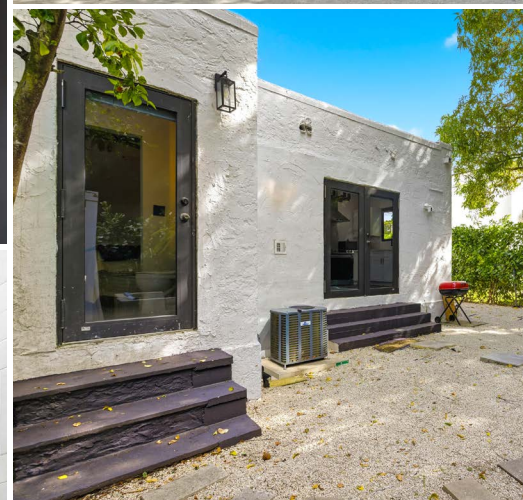


8280 NE 1ST PLACE (SFR)



FLOORPLAN

8280 NE 1ST PLACE (SFR) (CONT.)





« BISCAYNE BLVD »

« NE 79TH ST »



NE 82ND ST »

« NE 2ND AVE »

LITTLE RIVER



SUBJECT SITE



SOUTH VIEW



1 DOWNTOWN MIAMI	6.9 MILES
2 WYNWOOD	3.7 MILES
3 DESIGN DISTRICT	2.9 MILES

NE 79TH ST

LITTLE RIVER INDUSTRIAL DISTRICT

UNDER CONSTRUCTION

Little River Plaza

UNDER CONSTRUCTION

CEDARst Little River

LITTLE RIVER

NE 2ND AVE

PROPOSED

8038 NE 2nd Ave

PLANNED

River Haus

THE CITADEL

FUTURE DEVELOPMENT



SUBJECT SITE





EL PORTAL

PLANNED



Bosco Residences

MIAMI SHORES



THE CITADEL



FUTURE DEVELOPMENT



WEST VIEW

WEST LITTLE RIVER



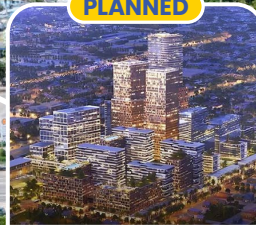
LITTLE HAITI

APPROVED



Swerdlow Group Project

PLANNED



Miami Soar

EL PORTAL

NE 82ND ST 19,500 AADT



DEVELOPMENT MAP

EAST OF 95 THE ALPHA COMMERCIAL



NEIGHBORHOOD MAP





SUBJECT SITE

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LEARN MORE

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