



LITTLE RIVER

SWELL APARTMENTS
648 NE 80TH STREET
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® PROUDLY PRESENTS AN ATTRACTIVE 12-UNIT MULTI-FAMILY ASSET IN PREMIUM LITTLE RIVER LOCATION BUILT FOR PERFORMANCE.....

Offering a well-balanced mix of unit layouts and reliable in-place income, the property delivers dependable performance with additional upside through continued value-add execution. Benefitting from years of thoughtful maintenance, the secure, gated premises displays meaningful capital improvements including impact windows and doors, newer mini-split air conditioning systems, incrementally updated interiors, private on-site parking, and a polished overall curb appeal — reducing near-term capital expenditure needs and strengthening both short and long-term tenant appeal.

The property is ideally located — sharing a block with the Biscayne Boulevard and NE 79th Street intersection with unmatched connectivity to retail, dining, public transportation and neighborhood amenities while maintaining the residential feel of Eastern-abutting Shorecrest. With continued development momentum throughout Little River, this is a fleeting opportunity to acquire a core-plus asset with long-term stability and measurable upside in a market that rarely turns over similar assets.



SWELL APARTMENTS

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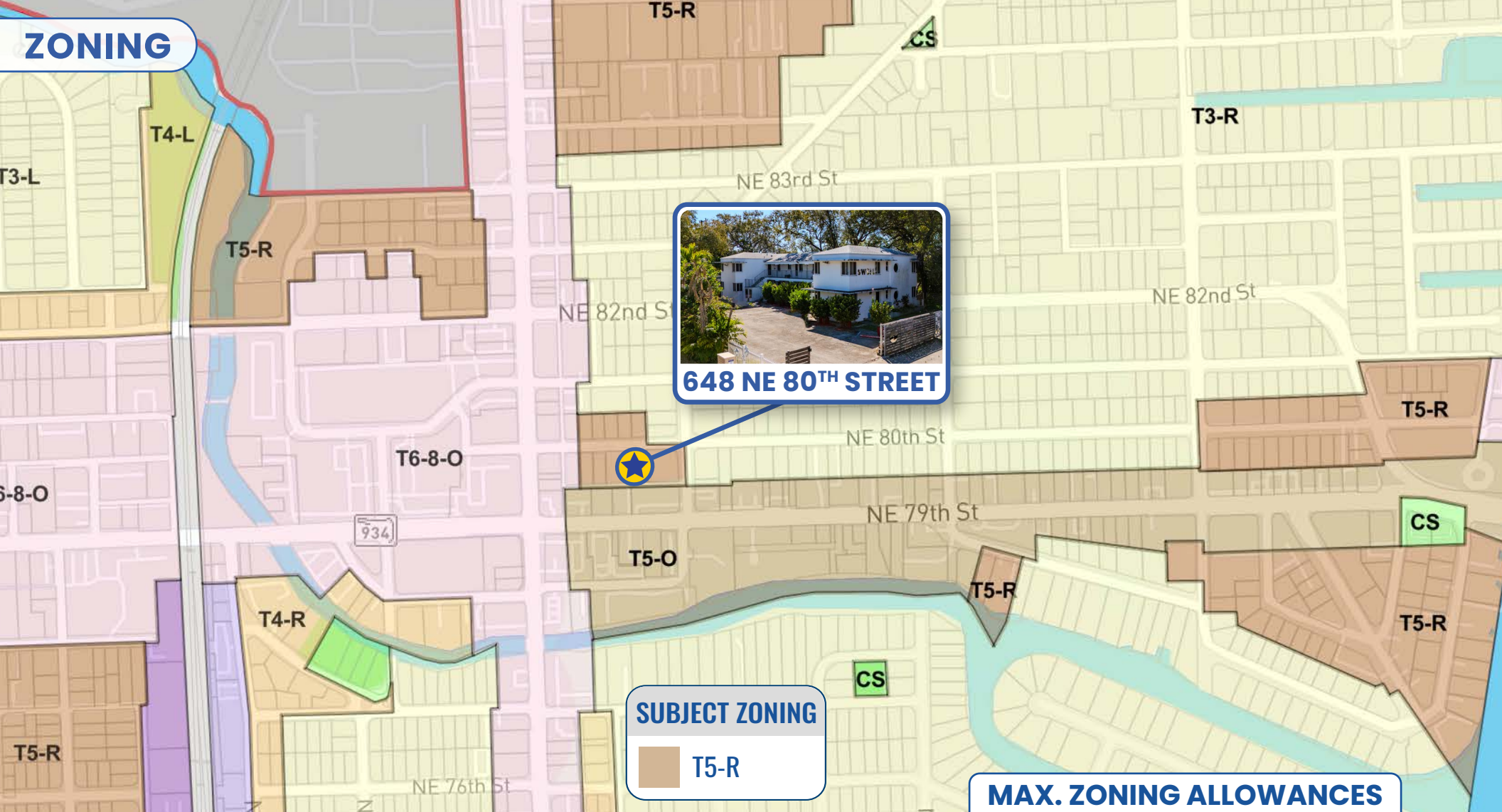
Neighborhood:	Little River / Shorecrest
Asset Type:	Multi-Family
Unit Count:	12
Bldg Area:	5,677 SF
Lot Size:	10,395 SF (0.24 acres)
Year Built:	1938
Zoning:	T5-R (See page 4)
Building Recertification:	Yes
Asking Price:	\$2,395,000

[Click to View Rent Roll & Due Diligence Folder](#)

INVESTMENT HIGHLIGHTS

- **Stabilized 12-Unit Multifamily Asset:** Income-producing property offering reliable cash flow with light value-add upside through continued operational optimization.
- **Fully Gated & Parked:** Secure, gated asset providing enhanced privacy and safety for tenants, complemented by private on-site parking.
- **Aesthetic & Well-Maintained:** Updated units, impact windows and doors, roof in good condition, and newer mini-split A/C systems reduce near-term capital needs.
- **Prime Little River Location:** Situated adjacent the Biscayne Boulevard and NE 79th Street intersection with walkable access to retail, dining, public transportation and major employment centers.
- **Core-Plus Investment Profile:** Well-positioned for investors seeking long-term durability with incremental upside in one of Miami's most active peripheral submarkets experiencing a storied wave of re-development.

ZONING



648 NE 80TH STREET

SUBJECT ZONING

 T5-R

MAX. ZONING ALLOWANCES

BY-RIGHT

MAX. DENSITY:	15 units (65 du/acre)
MAX. HEIGHT:	5 stories
MAX. BUILDABLE AREA:	N/A
ALLOWABLE USES:	Multi-family

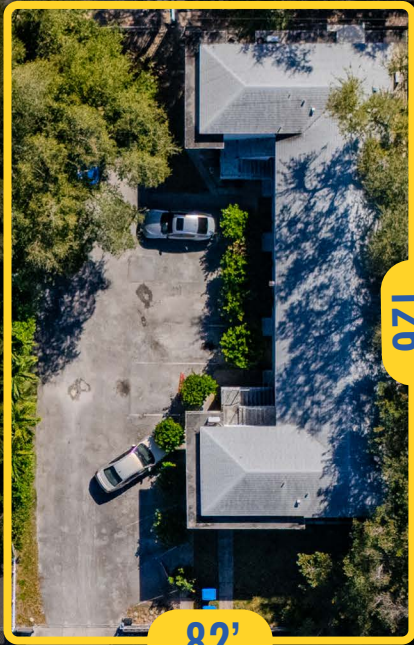
Located adjacent to a highly active T6-8-O reinvestment pocket, the subject parcel sits within the quieter Shorecrest sub-market east of Biscayne Boulevard. Zoned T5-R, by-right allowances for mid-rise multifamily development align with the area's ongoing residential intensification and urban infill pattern.

Critically, the property is positioned near the eastern boundary where zoning steps down toward the low-rise T3-R district as the neighborhood approaches the bay, creating real potential for sustained water and bay views even as the area evolves alongside the broader Little River market.



UNIT MIX

	#Units	Unit Size
Small Studio	3	300 SF
Large Studio	5	395 SF
1 Bed / 1 Bath	4	700 SF
TOTAL:	12	
AVERAGE:		473 SF



Assemblage opportunity available.
Inquire with broker for details.

◀◀ **NE 80th ST** ▶▶

BUILDING PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS





UPPER EASTSIDE

MIMO DISTRICT

LITTLE RIVER INDUSTRIAL DISTRICT



NE 79TH ST 30,200 AADT

BISCAYNE BLVD 42,500 AADT

SUBJECT SITE

NE 80TH ST

WEST VIEW



THE CITADEL

UNDER CONSTRUCTION



CEDARst Little River

APPROVED



79 Biscayne Blvd

LITTLE RIVER



« BISCAYNE BLVD 42,500 AADT »

« NE 79th ST 30,200 AADT »

NE 79th ST

NE 80th ST

OSTERIA



NORTH BAY VILLAGE

BELLE MEADE



THE ALPHA
COMMERCIAL



SHORECREST



NE 79th ST
30,200 AADT

NE 80th ST



SUBJECT SITE





Miami Shores Country Club

MIAMI SHORES

EL PORTAL

THE KAVISTA

McDonald's

Domino's Pizza

42,500 AADT

BISCAYNE BLVD

OSTERIA

SUBJECT SITE



MARKY'S

DEVELOPMENT MAP

EAST OF 95 THE ALPHA COMMERCIAL



LEARN MORE

NEIGHBORHOOD MAP





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