



LITTLE RIVER

VALUE-ADD FOURPLEX

8213 NE 1ST AVENUE
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.thealphacomm.com)

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 INCOME-PRODUCING COVERED ASSET WITH VALUE-ADD POTENTIAL IN SUPPLY-CONSTRAINED COMMERCIAL ZONING POCKET OF LITTLE RIVER.....

Sporting a well-balanced unit mix of (2) 1-BR/1-Bath and (2) 2-BR/2-Bath units with consistent occupancy at below-market rents, the property delivers dependable performance with tons of upside through aesthetic, structural, and rental value-add execution. The asset benefits from a new roof (replaced in 2023) and solid overall condition as-is, with optionality for strategic capital improvements to address upcoming recertification and cosmetic upgrades geared toward strengthening tenant appeal.

Located adjacent to the NE 82nd Street connector-corridor, the property benefits from unmatched accessibility between I-95 and the Little River area's main business district and transit hubs such as Biscayne Blvd, NE 79th Street and NE 2nd Avenue. With underlying T5-O commercial zoning, this property offers rare usage flexibility, allowing an investor to maximize long-term gains via re-development or adaptive re-use toward a range of commercial uses including retail, office, education and multi-family.

OFFERING SUMMARY

8213 NE 1ST AVE

MIAMI, FL 33138

Neighborhood: Little River

Asset Type: Multi-Family / Covered Land

Unit Count: 4 (Fourplex)

Bldg Area: 2,556 SF

Lot Size: 6,901 SF (0.16 acres)

Year Built: 1957

Zoning: T5-0

Max. Density: 10 units

Max. Height: 5 stories

Allowable Uses: See page 4

Opportunity Zone: Yes

Live Local Eligible: Yes

Asking Price: \$1,295,000

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



INVESTMENT HIGHLIGHTS

- **Fourplex w/ Reliable Occupancy:** Income-producing property offering reliable cash-flow from long-standing tenants, on-site parking, and secure gated premises in supply-constrained pocket adjacent major transit corridor.
- **Strategic Value-Add Potential:** Brand new roof (2023) and durable overall condition with opportunity for upgrades to unlock rental premiums—such as installing impact windows and doors, adding mini-split A/C systems, and updating kitchens, bathrooms, and flooring.
- **Prime Little River Location:** Located in one of Miami's most active and rapidly evolving submarkets. Immediate access to I-95 and major corridors including NE 79th Street and Biscayne Boulevard. Surrounded by strong retail and dining options, including popular food hall—The Citadel.
- **Flexible Zoning & Future Development Upside:** T5-0 zoning, Opportunity Zone benefits, and eligibility under the Live Local Act provide exceptional flexibility for future redevelopment and sustained long-term value creation with commercial and mixed-uses as retail, office and more.

ZONING



8213 NE 1ST AVE

SUBJECT ZONING

T5-O

Located within a highly active and rapidly evolving section of Little River, the subject property is zoned T5-O, allowing for a diverse mix of multifamily, mixed-use, and neighborhood-serving commercial uses. This flexible zoning profile supports both stable income strategies and long-term redevelopment optionality.

Positioned near Miami’s premier high-density development corridors, the asset benefits from close proximity to the T6-8-O zoning district—placing it within the gravitational pull of the city’s most significant urban reinvestment activity. This strategic location situates the property within the path of capital inflows, density expansion, and long-term growth, aligning it with the next wave of Little River’s transformation.

Under the Live Local Act, density may be increased to the maximum allowed in the municipality and max. height allowed within a mile, so long as 40% of the proposed units are reserved for workforce housing capped at 120% AMI for a minimum of 30 years.

MAX. ZONING ALLOWANCES

	BY-RIGHT	LIVE LOCAL
DENSITY:	10 units (65 du/ac)	158 units (1,000 du/ac)
HEIGHT:	5 stories	8-12 stories
BUILDABLE AREA:	N/A	
ALLOWABLE USES:	Multifamily, Retail, Office, Hotel, Educational, and more	

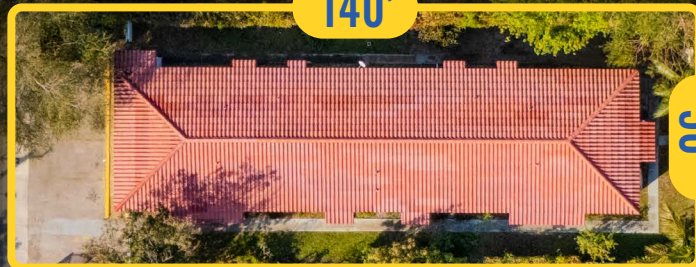
BIRD'S EYE VIEW



NE 1st AVE

140'

50'



UNIT MIX

	#Units	Unit Size
1 Bed / 1 Bath	2	500 SF
2 Bed / 2 Bath	2	810 SF
TOTAL:	4	
AVERAGE:		655 SF

19,500 AADT

NE 82ND ST

EXTERIOR PHOTOS





UNDER CONSTRUCTION

CEDARst Little River

LITTLE RIVER INDUSTRIAL DISTRICT

3

1

2

LITTLE HAITI

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

NE 2ND AVE

APPROVED

8038 NE 2nd Ave

NE 79TH ST 30,200 AADT

LITTLE RIVER

NE 82ND ST 19,500 AADT

SUBJECT SITE

SOUTHEAST VIEW



UPPER EASTSIDE

MIMO DISTRICT

« 1 BISCAYNE BLVD 42,500 AADT »

« NE 79TH ST 30,200 AADT »



LITTLE RIVER INDUSTRIAL DISTRICT

« NE 2ND AVE »



LITTLE RIVER

NE 82ND ST 19,500 AADT »

SUBJECT SITE



EAST VIEW



▲ 2.9 MILES
NORTH BAY VILLAGE

SHORECREST

« 1 BISCAYNE BLVD 42,500 AADT »

THE CITADEL

« NE 79TH ST 30,200 AADT »



« NE 2ND AVE »

NE 82ND ST
19,500 AADT »

SUBJECT SITE



LITTLE RIVER

WEST VIEW



APPROVED



Swerdlow Group Project

WEST LITTLE RIVER

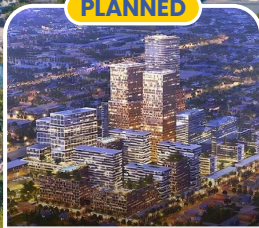


EL PORTAL

« NW 79TH ST »
30,200 AADT »

LITTLE HAITI

PLANNED



Miami Soar

« N. MIAMI AVE »

LITTLE RIVER

» NE 82ND ST «
19,500 AADT »

SUBJECT SITE



EAST OF **THE ALPHA COMMERCIAL**



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NEIGHBORHOOD MAP





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LEARN MORE

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