



**LITTLE RIVER**

**VALUE-ADD FOURPLEX**

**8213 NE 1<sup>ST</sup> AVENUE**

**MIAMI, FL 33138**

**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](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 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 1<sup>ST</sup> 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:** \$1,299,000

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



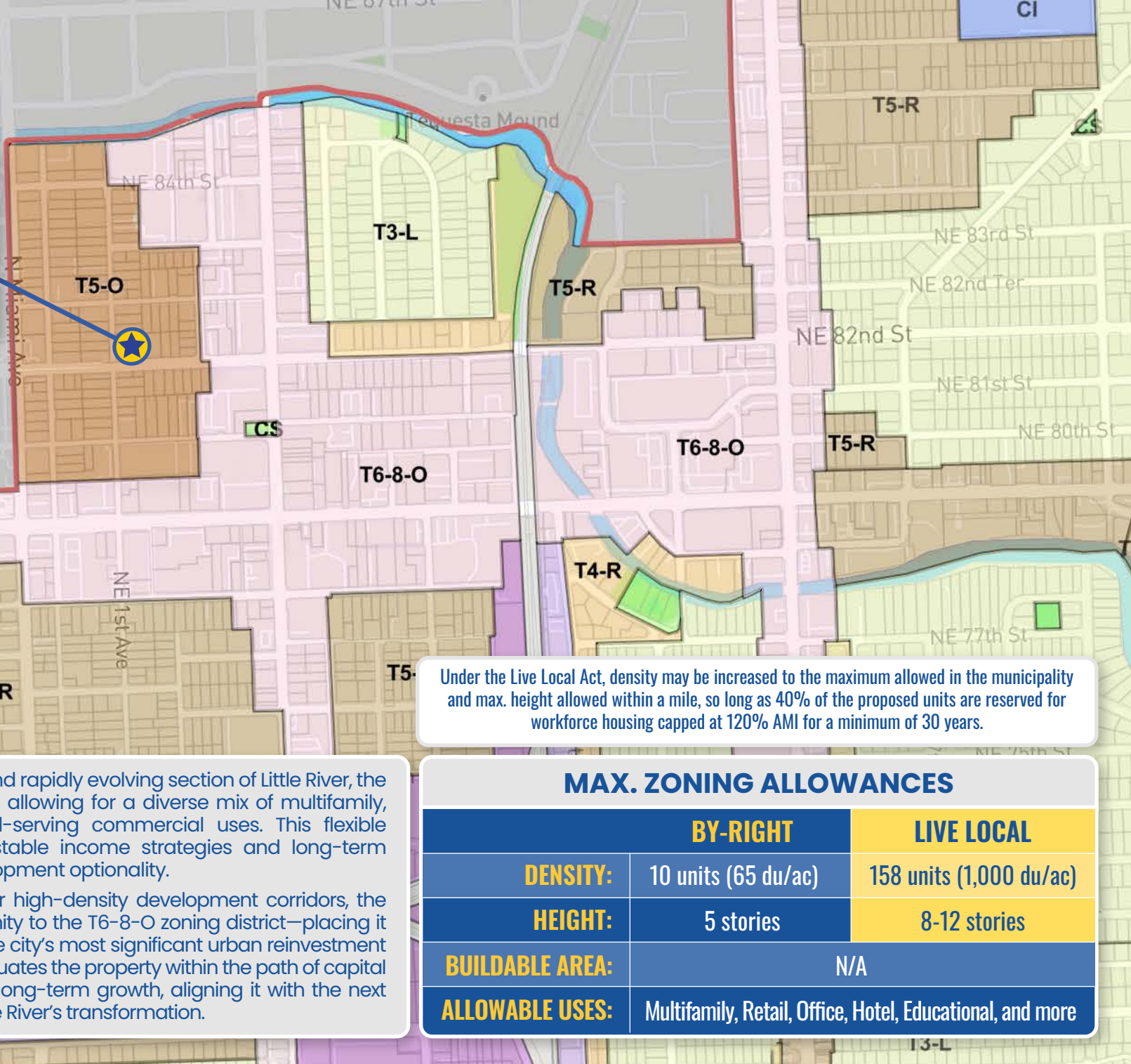
## INVESTMENT HIGHLIGHTS

- **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 1<sup>ST</sup> 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
<b>DENSITY:</b>	10 units (65 du/ac)	158 units (1,000 du/ac)
<b>HEIGHT:</b>	5 stories	8-12 stories
<b>BUILDABLE AREA:</b>	N/A	
<b>ALLOWABLE USES:</b>	Multifamily, Retail, Office, Hotel, Educational, and more	

# BIRD'S EYE VIEW



NE 1<sup>ST</sup> AVE



UNIT MIX		
	#Units	Unit Size
1 Bed / 1 Bath	2	500 SF
2 Bed / 2 Bath	2	810 SF
<b>TOTAL:</b>	<b>4</b>	
<b>AVERAGE:</b>		<b>655 SF</b>

19,500 AADT NE 82<sup>ND</sup> ST

# EXTERIOR PHOTOS





**UNDER CONSTRUCTION**

**CEDARst Little River**

**LITTLE RIVER INDUSTRIAL DISTRICT**

**LITTLE HAITI**

<b>1</b>	<b>DOWNTOWN MIAMI</b>	<b>6.9 MILES</b>
<b>2</b>	<b>WYNWOOD</b>	<b>3.7 MILES</b>
<b>3</b>	<b>DESIGN DISTRICT</b>	<b>2.9 MILES</b>

**NE 2<sup>ND</sup> AVE**

**NE 79<sup>TH</sup> ST 30,200 AADT**

**APPROVED**

**8038 NE 2nd Ave**

**LITTLE RIVER**

**NE 82<sup>ND</sup> ST 19,500 AADT**

**SUBJECT SITE**

# SOUTHEAST VIEW



guarapo  
juice cafe

DOLLAR TREE

McDonald's

SUBWAY

Tropical  
SUSHIMART

Domino's  
PIZZERIA

YouFit  
GYM

CVS

APPROVED

79 Biscayne Blvd

## UPPER EASTSIDE

## MIMO DISTRICT

1 BISCAYNE BLVD 42,500 AADT >>

UNDER CONSTRUCTION

Little River Plaza

## LITTLE RIVER INDUSTRIAL DISTRICT

NE 79TH ST 30,200 AADT >>

APPROVED

8038 NE 2nd Ave

NE 2ND AVE >>

NE 82ND ST 19,500 AADT >>

## LITTLE RIVER

SUBJECT SITE



▲ 2.9 MILES  
NORTH BAY VILLAGE

SHORECREST

1 BISCAYNE BLVD 42,500 AADT

THE CITADEL

NE 79TH ST 30,200 AADT



NE 2ND AVE

APPROVED  
8038 NE 2nd Ave

UNDER CONSTRUCTION  
Little River Plaza

SUBJECT SITE

NE 82ND ST 19,500 AADT

LITTLE RIVER

# WEST VIEW



APPROVED



Swerdlow Group Project

WEST LITTLE RIVER

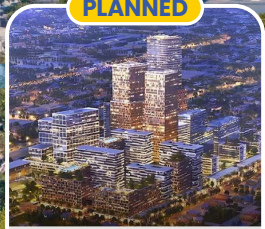


EL PORTAL

« NW 79<sup>TH</sup> ST 30,200 AADT »

LITTLE HAITI

PLANNED



Miami Soar

« N. MIAMI AVE »

LITTLE RIVER

NE 82<sup>ND</sup> ST 19,500 AADT »

SUBJECT SITE





# NEIGHBORHOOD MAP





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LEARN MORE

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