



LITTLE RIVER

FREESTANDING RETAIL/OFFICE BUILDING

101 NE 79TH 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
A HIGH-EXPOSURE, FREESTANDING COMMERCIAL ASSET
ALONG LITTLE RIVER'S NE 79TH STREET CORRIDOR.....**

Completely turn-key, the property offers a flexible open concept layout with day one functionality as showroom or creative office while preserving value-add optionality via user-specific interior build-out or investment-oriented subdivision into multiple units to maximize returns. In the long-term, enjoy meaningful future redevelopment upside with by-right height and density for up to 8 stories and 150 du/acre on this rapidly transforming corridor.

The existing building features floor-to-ceiling impact glass, open work areas, a spacious conference room, two private offices, two ADA-compliant bathrooms, and street-level loading door accessible through the property's gated on-site parking lot. A full renovation completed in 2016 includes all upgraded mechanical systems, electrical service, plumbing, multi-zone HVAC, and the cherry on top – a new roof completed in 2025.

Set in a highly visible corner location mid-way between I-95 and Biscayne Blvd, the site is extremely well positioned to satisfy and even exceed the exposure needs of any business or development project as the surrounding Little River neighborhood continues to attract new investment. Located within an Opportunity Zone and eligible for Live Local Act benefits, the property offers plenty of figure-it-out-later potential for any developer or business owner looking to secure a critical piece of this pre-appreciation.

OFFERING SUMMARY

101 NE 79TH STREET MIAMI, FL 33138

Neighborhood:	Little River
Bldg Area:	6,012 SF
Lot Size:	10,541 SF (0.24 acres)
Traffic Count:	32,300 AADT
Zoning:	T6-8-0
Max. Density:	36 units (150 du/acre)
Max. Height:	8 stories
Allowable Uses:	Retail, Office, Mixed-Use, Multifamily and more
Opportunity Zone:	Yes
Live Local Eligible:	Yes
Building Recertification:	Yes
Asking Price:	\$3,395,000

[Click to View Due Diligence Folder](#)



INVESTMENT HIGHLIGHTS

- **Turn-Key End-User Functionality:** Existing modern build-out features open-concept work areas, stylish conference room, two private offices, multiple restrooms and street-level loading door, accommodating a broad range of operations.
- **Comprehensive Capital Improvements:** Fully renovated in 2016 with upgraded mechanical, electrical, plumbing, multi-zone HVAC, impact glass, two ADA-compliant bathrooms, plus a new roof completed in 2025.
- **High-Exposure Corner Location:** Prominent NE 79th Street positioning between NE 2nd Ave & N. Miami Ave with expansive 100 FT floor-to-ceiling storefront frontage and coveted exterior signage visibility to passing traffic of nearly 40,000 daily vehicles.
- **Private Gated Compound:** Rare and secure gated on-site parking lot with direct building access and loading door, providing added privacy, safety and convenience for employees, service providers and customers.
- **Flexible, Upside-Ready Footprint:** Beyond immediate interim utility, still easily convertible for specialty build-out or potential multi-tenant subdivisions, with future re-development potential supporting up to 8 stories by-right and the densest zoning allowances in the area.

ZONING



101 NE 79TH ST



SUBJECT ZONING



T6-8-O

Located within a rapidly evolving section of Little River on the main NE 79th Street corridor, the subject property is zoned T6-8-O putting it at the epicenter of the area's most significant urban reinvestment activity.

With a robust pipeline of development already underway in the immediate area, the asset is directly positioned to benefit from accelerating capital inflows, density expansion, and long-term neighborhood transformation.

MAX. ZONING ALLOWANCES		
	BY-RIGHT	LIVE LOCAL
DENSITY:	36 units	241 units (1,000 du/acre)
HEIGHT:	8 stories	8-12 stories
ALLOWABLE USES:	Office, Retail, Showroom, Recreational, Religious, Learning Center, Pre-School, Multi-family, Mixed-Use, & more	

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.

BIRD'S EYE VIEW

N

NE 1st AVE

50'

27'

47'

122'

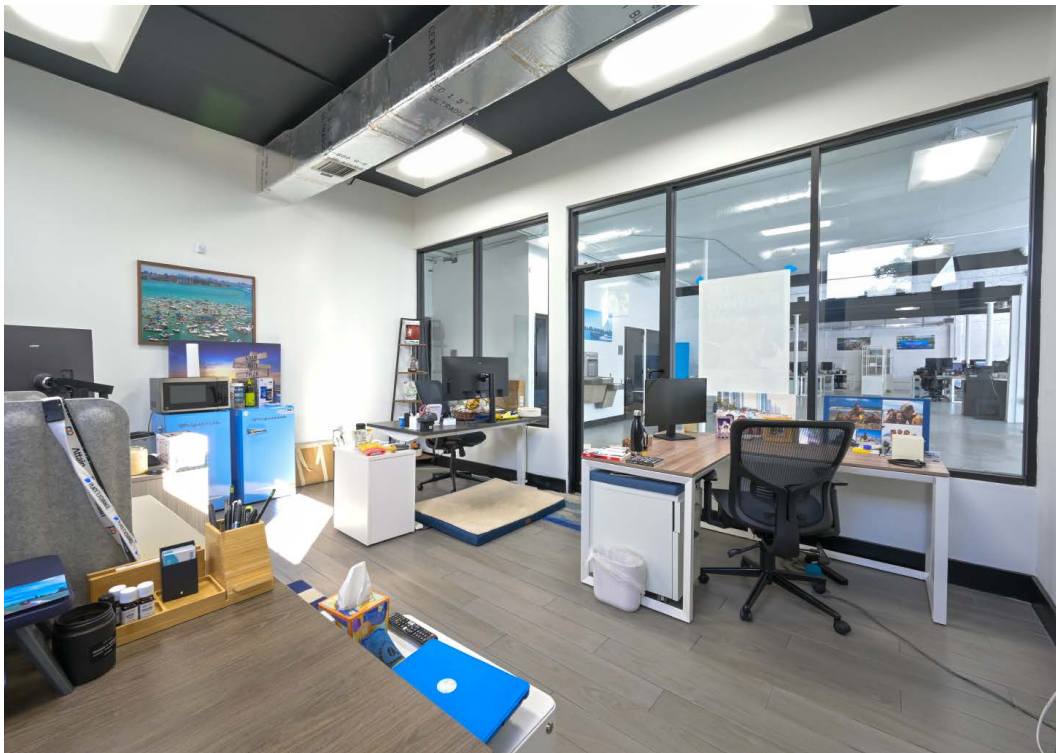
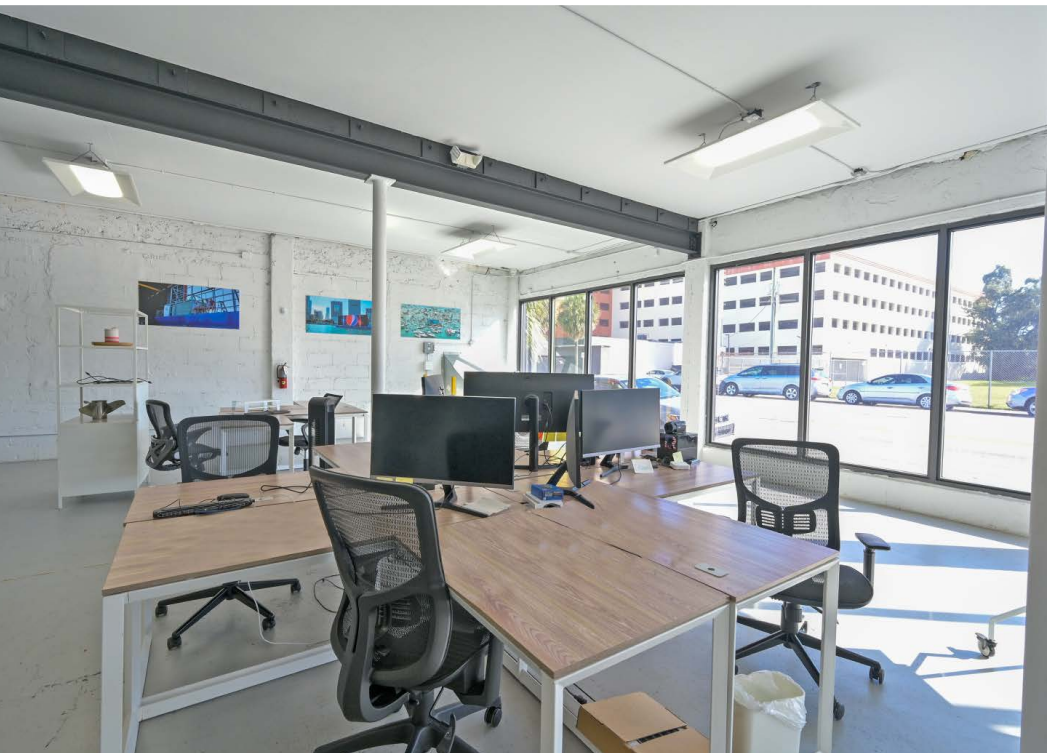
95'

97'

NE 79th ST

32,300 AADT

INTERIOR PHOTOS





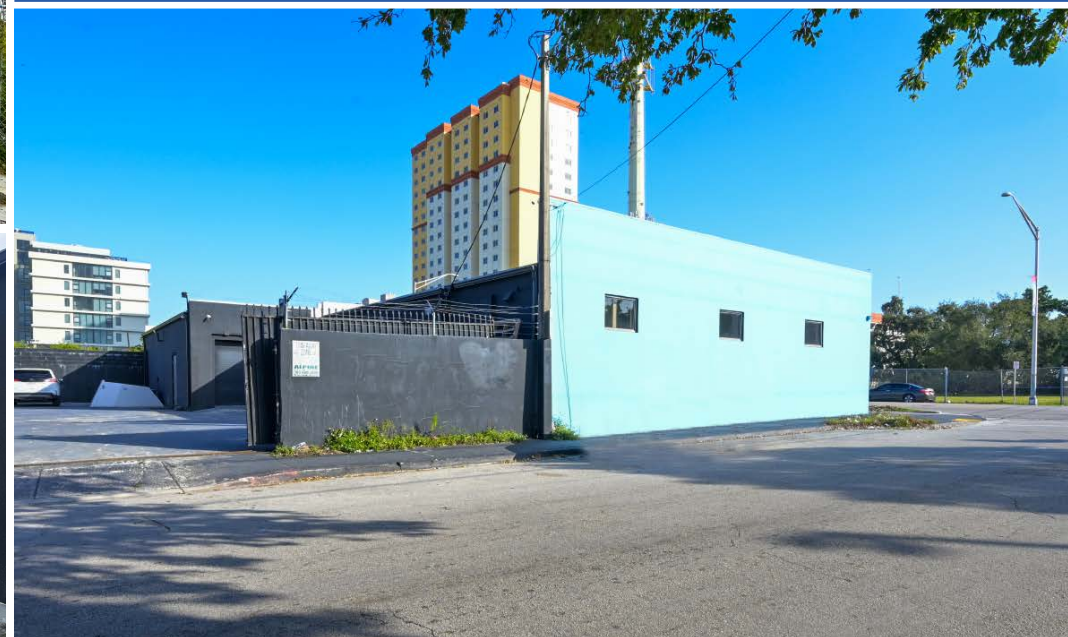
Sleek & modern existing build-out features open-concept work areas, conference room, two private offices, ADA-compliant restrooms and street-level loading door.



EXTERIOR PHOTOS



Private & secure gated on-site parking lot contains 12+ parking spaces as well as convenient rear-access door and street-level loading dock and street-level loading door, enhancing use optionality for retail or other specialty uses.



EAST VIEW

▲ 2.6 MILES
NORTH BAY VILLAGE

UPPER EASTSIDE



SHORECREST



APPROVED

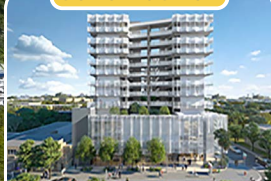


79 Biscayne Blvd

« BISCAYNE BLVD »

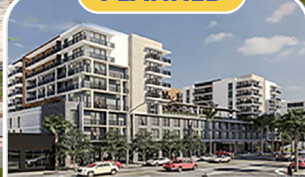
42,500 AADT »

UNDER
CONSTRUCTION



Little River Plaza

PLANNED



River Haus

SUBJECT SITE



LITTLE RIVER

NE 19th ST

32,300 AADT »

« NE 1st AVE »



MIAMI SHORES

THE CITADEL

Miami Shores Country Club

THE KAVISTA

« BISCAYNE BLVD 42,500 AADT »

LITTLE RIVER

« NE 2nd AVE 13,600 AADT »

SUBJECT SITE

« NE 1st AVE »

« NE 79th ST 32,300 AADT »

▲ 6.7 MILES
DOWNTOWN MIAMI



MAGIC CITY
INNOVATION DISTRICT

UNDER
CONSTRUCTION



CEDARst Little River

LITTLE HAITI

LITTLE RIVER

« N. MIAMI AVE »

21,500 AADT »



PLANNED



Revault Miami

« NE 2nd AVE »

13,600 AADT »

«

NE 79TH ST

32,300 AADT »

SUBJECT SITE



WEST VIEW



Swerdlow Group Project

WEST LITTLE RIVER



Miami Soar

ST. MARY'S CATHEDRAL



N. MIAMI AVE 21,500 AADT

NE 79TH ST 32,300 AADT

SUBJECT SITE

LITTLE RIVER

NE 2ND AVE 13,600 AADT

NEIGHBORHOOD MAP





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