



**LIBERTY CITY**

**24-UNIT VALUE-ADD MULTI-FAMILY**

**1801 NW 54<sup>TH</sup> STREET**

**MIAMI, FL 33142**

**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.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  
A 24-UNIT MULTI-FAMILY ASSET WITH STABLE IN-PLACE  
INCOME AND COMPELLING VALUE-ADD POTENTIAL IN  
EMERGING MIAMI WORKFORCE HOUSING SUBMARKET...**

Offering consistently high occupancy for this balanced mix of (6) 2 Bed/1 Bath and (18) 1 Bed/1 Bath units spread between market-rate and Section 8 tenancies, the property delivers dependable cashflow today with meaningful upside tomorrow via incremental capital improvements and rental growth. Featuring certainty from an up-to-date building recertification, select units have also benefited from interior upgrades including flooring, appliances, kitchens, and bathrooms. Additional features include on-site parking for approximately 11 vehicles, immediate access to mass transit, and coveted garden-style courtyard layout supporting continued modernization of the aesthetic.

Positioned on a visible corner location along the path-to-progress NW 54<sup>th</sup> Street corridor, the asset benefits from excellent connectivity to the broader Miami urban core, providing convenient access between neighboring submarkets as Allapattah, West Little River, Buena Vista, Little Haiti and Midtown. As investment and redevelopment activity continues to expand throughout the West of I-95 region, Liberty City presents an attractive advantage to acquire a high-performing, low-risk asset with durable income, operational upside, and long-term appreciation potential.

## OFFERING SUMMARY

# 1801 NW 54<sup>TH</sup> ST MIAMI, FL 33142

|                |                                |
|----------------|--------------------------------|
| Neighborhood:  | Liberty City                   |
| Asset Type:    | Multi-family                   |
| Unit Count:    | 24                             |
| Bldg Area:     | 12,135 SF                      |
| Lot Size:      | 11,880 SF (0.27 acres)         |
| Traffic Count: | 22,500 AADT                    |
| Zoning:        | T5-0<br>See Page 4 for details |

Opportunity Zone: Yes

Live Local Eligible: Yes

Building Recertification: Yes

Asking Price: \$4,395,000

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



## INVESTMENT HIGHLIGHTS

- **Stabilized High-Performance Cash-Flow:** Consistently high occupancy levels for this 24-unit multifamily asset with multiple avenues for short and long-term value creation further supported by underlying commercial zoning.
- **Balanced Unit Mix & Income Profile:** Sought-after courtyard configuration with (6) 2 Bed/1 Bath units and (18) 1 Bed/1 Bath units, paired with a near-even split of Section 8 subsidized rent and market-rate flexible tenancies.
- **Available Value-Add Upside:** Many units feature interior upgrades with ample value left to add, providing a clear blueprint for future renovations and continued incremental rental growth.
- **Well-Maintained, Fully-Recertified Building:** Completed 40-year and 10-year recertifications, with roof approximately 12 years old and a portion recently replaced, providing certainty and durability so new owner can allocate capX on their timeline.
- **Strategic Urban Core Location:** Advantageous, visible corner positioning along emerging NW 54th Street corridor, offering excellent connectivity to surrounding urban core neighborhoods, public transit routes, and mixed-use optionality as area re-develops alongside large-scale investment.

# ZONING



## SUBJECT ZONING



T5-O

Located within an active and rapidly evolving section of Liberty City, T5-O zoning permits a versatile range of commercial uses including retail, office, and mixed-use, in addition to multi-family, supporting meaningful long-term redevelopment optionality as the corridor matures.

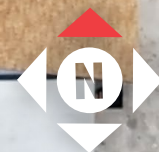
Notably situated adjacent to one of Miami's coveted T6-8-O zoning districts, Florida's Live Local Act unlocks the ability to match that district's height allowances in addition to the highest density allowed in the entire City — placing this property within reach of transformative development potential without requiring a re-zone. As capital continues flowing West of I-95, this location aligns the asset with the next wave of Liberty City's long-term growth trajectory.

## MAX. ZONING ALLOWANCES

|                             | BY-RIGHT                                                   | LIVE LOCAL                |
|-----------------------------|------------------------------------------------------------|---------------------------|
| <b>MAX. DENSITY:</b>        | 17 units (65 du/acre)                                      | 272 units (1,000 du/acre) |
| <b>MAX. HEIGHT:</b>         | 5 stories                                                  | 8-12 stories              |
| <b>MAX. BUILDABLE AREA:</b> | N/A                                                        |                           |
| <b>ALLOWABLE USES:</b>      | Multifamily, Retail, Office, Education, Mixed-Use and more |                           |

This chart reflects the site's by-right allowances compared to maximum development potential according to SB-102 Live Local legislation, and is not a reflection of project feasibility.

# BIRD'S EYE VIEW



« NW 18<sup>TH</sup> AVE »

110'

130'

| UNIT MIX       |        |           |
|----------------|--------|-----------|
|                | #Units | Unit Size |
| 2 Bed / 1 Bath | 6      | 600 SF    |
| 1 Bed / 1 Bath | 18     | 474 SF    |
| TOTAL:         | 24     |           |
| AVERAGE:       |        | 506 SF    |



NW 54<sup>TH</sup> ST

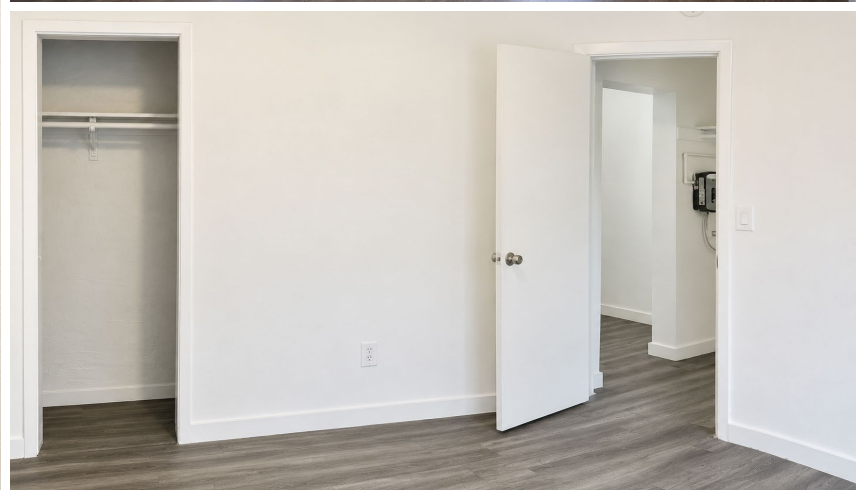
22,500 AADT »



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



EAST VIEW



2.9 MILES  
LITTLE RIVER



BUENA VISTA



COMPLETED

Liberty Square Apartments



APPROVED

Principio Project

NW 17<sup>TH</sup> AVE 20,500 AADT

LIBERTY CITY



NW 54<sup>TH</sup> ST 22,500 AADT

NW 18<sup>TH</sup> AVE



|   |                 |           |
|---|-----------------|-----------|
| 1 | DESIGN DISTRICT | 2 MILES   |
| 2 | MIDTOWN         | 2.5 MILES |
| 3 | WYNWOOD         | 2.5 MILES |
| 4 | ALLAPATTAH      | 3 MILES   |
| 5 | DOWNTOWN MIAMI  | 6 MILES   |



MODEL CITY PUBLIC LIBRARY

JOSEPH CALEB CENTER

NW 27<sup>TH</sup> AVE 32,500 AADT

NW 22<sup>ND</sup> AVE 30,500 AADT

Walgreens

PARTNERS FOR YOUTH PARK

WEST LITTLE RIVER

LIBERTY CITY

SIMONHOFF FLORAL PARK

NW 54<sup>TH</sup> ST 22,500 AADT

NW 18<sup>TH</sup> AVE





WEST LITTLE RIVER

« NW 62<sup>ND</sup> ST 25,500 AADT »

CHARLES R. DREW K-8 CENTER

LIBERTY CITY

« NW 18<sup>TH</sup> AVE »

« NW 54<sup>TH</sup> ST 22,500 AADT »



# NORTHEAST VIEW



▶ 2.9 MILES  
LITTLE RIVER



◀ NW 7TH AVE 27,000 AADT ▶



LIBERTY CITY

◀ NW 18TH AVE ▶



◀ NW 54TH ST 22,500 AADT ▶

# Liberty Square Apartments

📍 1415 NW 63rd Street, Miami, FL 33147



LIBERTY CITY

The Liberty Square Redevelopment is reshaping the heart of Miami with a bold vision for inclusive growth and long-term community impact. Led by Related Urban Development Group, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes.

Anchored by the new Jessie Trice Community Health Center, the project will include a new headquarters for the Miami-Dade Chamber of Commerce, with parks & green space supporting the project’s health-conscious mission. A national grocer and expanded retail offerings will boost day-to-day convenience and economic activity, all connected by direct access to the South Dade Transit Way—a true transit-ready community in progress.

# Principio Project

📍 5401 NW 7th Ave, Miami, FL 33127



LIBERTY CITY

Next Development Groups plans an 8-story, 142-unit Live Local project, totaling 215,256 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act, 40% of those apartments would be workforce housing.

The Live Local Act which was approved in 2023 allows developers to build to the maximum density allowed in cities and the greatest height within a one-mile radius of the site in exchange for making 40% of the residential units workforce housing at 120% of area median income, a catalyst fueling the expedited development of ‘missing-middle’ housing options in Miami’s peripheral core neighborhoods.

### The HueHub Project

📍 8395 NW 27th Avenue, Miami, FL 33147



WEST LITTLE RIVER

The Hue Hub has received final approval for Miami-Dade's largest Live Local Act project to date, delivering 4,000+ units across seven 35-story towers. Led by Spanish developer Pablo Castro with local consultant Laura Tauber and designed by Arquitectonica, the \$880 million community is a Transit-Oriented Development (TOD) located within one block of the Northside Metrorail Station and near the Tri-Rail.

Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space with nearly 200,000 Sq. Ft. of shared amenities—including coworking, wellness, arts and culture, and community spaces—positioning the project as a landmark in Miami's next wave of mixed-income development.

### Little River Master Plan

📍 Multiple Locations



LITTLE RIVER / WEST LITTLE RIVER

Swerdlow Group, in partnership with AJ Capital Partners, has secured approval for a \$3 billion, 65-acre redevelopment transforming the Little River–Little Haiti corridor. The plan calls for over 5,700 residential units—2,284 affordable rentals, 1,398 workforce apartments, and more than 2,000 workforce condos—making it one of the largest housing initiatives in Miami-Dade history.

Renderings envision a Main Street-style district blending housing, retail, and green space, anchored by 370,000 SF of commercial uses with commitments from Home Depot, BJ's, and a major grocer. The community will be transit-linked with a new Tri-Rail station, creating a walkable hub of housing, jobs, and amenities in the city's urban core.

DEVELOPMENT MAP

WEST OF 95 THE ALPHA COMMERCIAL



**PROPOSED**  
**Lennar Condo Project**  
3017 NW 79th St

Plans include 488 condos + 5,000 SF of commercial space near Northside Metrorail Station on a 15.1-acre site, affiliated with North Miami-based 79 Northside Town Station LLC, part of IMC Equity Group. Plans include (9) six-story buildings and (3) three-story buildings, unit mix is 288 two-bedroom units and 210 three-bedroom units.

**PROPOSED**  
**Dr. Marvin Dunn Manor**  
7000 NW 27th Ave

A Coral Gables-based developer, Stone Soup Development has proposed a 7-story affordable multi-family housing community with 101 residences: 25 studio apartments and 76 one-bedroom homes. Residency would be reserved for tenants earning 30 to 80 percent of the area median income (AMI).



**COMPLETED**  
**Northside Vistas Apartments**  
8400 NW 27th Ave

Developed in 2025 by IMC Equity Group, the 181-unit project was built under the Live Local Act as workforce housing, and is part of a larger mixed-use development that includes retail & self-storage.



**APPROVED**  
**Fraca Residences**  
7900 NW 21st Ave

Final site plan approval for a 5-story, 26-unit apartment (4 WHUs) project w/ two retail spaces. Advantaged by 25% workforce housing density bonus and a 100% parking reduction.



**APPROVED**  
**Little 22 Apartments**  
9001 NW 22nd Ave

Proposed by developer Z2G Investments LLC, 0.24-acre infill site with site plan approval for 40 apartments (6 workforce units) across 50,000 SF of construction, heavily reliant on transportation w/ variance for only 21 parking spaces.



**COMPLETED**  
**Jewish Leadership Academy**  
975 NW 95th St



**APPROVED**  
**Residences at Palm Court**  
860-950 NW 95th St

The Related Urban Development Group has been approved to redevelop 191 existing public housing units w/ 318 new mixed-income apartments, to include a 5,000-square-foot clinic operated by the Jessie Trice Community Health System. A public-private partnership with Miami-Dade County Public Housing, the Live Local project is designed by Modis Architects with estimated completion in June 2026.



**APPROVED**  
**Sky 79**  
1205 NW 79th St

The Administrative Site Plan Approved project involves a 6-story mixed-use development with 40 residential units and ground-floor commercial space. Red Octopus, LLC is the architect of record, with permitting beginning in April 2025.



**PROPOSED**  
**Little River Heights**  
260-290 NW 79th St

Bay Height Capital affiliate 79th Villas LLC paid a combined \$3.7 million in late November 2024 to acquire the 0.92-acre site. The project will feature an 8-story building with 106 market-rate residential units + ground-floor retail. Currently not planning to utilize Live Local Act benefits.



**PROPOSED**  
**1145 NW 79th St**

Miami-based 1145 Investments LLC, led by Frank C. Perez, Lilliam D. Perez and Francisca J. Perez of Entek Construction, filed pre-application with county officials concerning the 0.68-acre site in early 2025 for an 11-story apartment complex under the Live Local Act. Plans are for a scaled-down project of 126 units, 4,366 SF of retail, and 180 parking spaces.



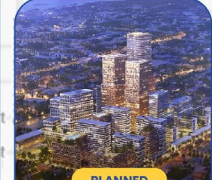
**APPROVED**  
**1477 NW 79th St**

Site plan approved for 126 units in 14 stories plus 2,740 SF of retail.



**APPROVED**  
**Little River Master Plan**  
520 NW 75th St

Swerdlow Group, in partnership with AJ Capital Partners brings a 65-acre redevelopment transforming the Little River-Little Haiti corridor. Plans call for over 5,700 residential units - mixed between affordable & workforce housing units, as well as 370,000 square feet of commercial space, office space, schools, a new Tri-Rail station, and around 250,000 square feet of pedestrian-orientated green space.



**PLANNED**  
**Miami Soar**  
8050 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,980 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.

79TH ST CORRIDOR



**PLANNED**  
**1501 NW 79th St**

Recently completed shopping center, planning to build 5 stories in 26 units w/ 2nd and 3rd floor parking.



**COMPLETED**  
**Northside Transit Village**  
3150 NW 79th St

Developed by Atlantic | Pacific Communities, Northside Transit Village is a four-phase, transit-oriented mixed-income community anchored by the Northside Metrorail Station, delivering more than 600 residential affordable, workforce and senior housing units. Designed by Corvill Architects, its direct Metrorail integration and Live Local-aligned density exemplifies the development push in this region.



**APPROVED**  
**Capri Place II**  
8001 NW 27th Ave

Breaking ground in Q4 of 2025, this 180-unit mixed-use community is being developed in partnership by Richman Group Development—designed to meet Miami's growth and rising demand for affordable housing.



**APPROVED**  
**The HueHub Project**  
8400 NW 25th Ave

Miami-Dade's largest Live Local Act project to date, delivering 4,000+ units across seven 35-story towers. Led by Spanish developer Pablo Castro with local consultant Laura Tauber and designed by Arquitectonica, the \$880 million community is a Transit-Oriented Development (TOD) adjacent Northside Metrorail Station and 11th-Rail. Envisioned as a hub for attainable housing with 40% workforce units, the project will span 509,447 Sq. Ft. of residential space + 200,000 Sq. Ft. of amenities.



**PROPOSED**  
**Indoor Padel Courts**  
1255 NW 79th St

HGMC Build LLC, managed by Mariano Martinez has proposed an 1174 Sq. Ft. facility w/ 4 indoor padel courts, 3,000 SF of retail and 8 parking spaces, leveraging parking variances from nearby transit stop. Design by Miami-based Ocho Studio.



**PROPOSED**  
**Consolidated Companies Group Project**  
1400 NW 79th St

A proposed mobile home park re-development, plans were submitted in 2025 for an 8-story mixed-use building with 145 units of 1 & 2 BR layouts between 610-1,050 Sq. Ft. -- 18 units would be designated as workforce housing (no Live Local bonuses used). Plans also include 3,800 SF of retail and 145 parking spaces.



**PROPOSED**  
**838 NW 79th St**

Cooper City-based Ainuz Holdings LLC proposed plans for a mid-rise project with 14 stories above grade and 163 units, 40% of which (65) would be deemed workforce housing. Project features 2,500 SF of retail and 192 parking spaces, designed by Meru Architecture.



**PLANNED**  
**River Bend at Palmer Lake**  
7600 NW 27th Ave

Neology Development Group, led by Lissette Calderon is leading the revitalization of the Palmer Lake District with a 1,350-unit mixed-use riverfront development on a 7-acre parcel near Freedom Park. The 3-phase planned community will feature residential, retail, & marine spaces, redefining the area's potential. Design by Behar Font. Slated for ground-breaking in 2025 Q1. May 2025 reports suggest a prospective land-bank sale to Miami International Airport and an appraised \$60MM value.



**DR. MARTIN LUTHER KING JR. STATION**



**PROPOSED**  
**NW 54 St + NW 29 Ave**

Bay Heights Capital plans 75-unit Live Local Act project comprised of all workforce housing, in the Brownsville neighborhood. Designed by architect Coymanes Martin.



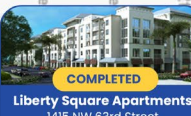
**APPROVED**  
**2390 NW 62nd St**

WN Development's plans to redevelop a 0.71-acre site near Dr. Martin Luther King Jr. Metrorail station in the Brownsville neighborhood feature a 7-story design with 105 units, 1,876 SF of retail and 47 parking spaces.



**PROPOSED**  
**Swerdlow Project**  
7200 NW 22nd Ave

Proposed in July 2025 by SG Poinciana Ventures LLC, a partnership between Swerdlow, Stephen Garlick of S.M. Partners, and Alben Buffie, Mediterranean Shipping Co. (MSC) the 37-acre project would offer both residential & industrial aspects, with the 3 phases planned to offer a combined 809 senior & workforce housing units, 10,000 square feet of industrial space, a 15,000-square-foot hospitality training center, & 4,000 square feet of retail.



**COMPLETED**  
**Liberty Square Apartments**  
1415 NW 63rd Street

Led by Related Urban Development Group in partnership with Miami-Dade County, this multi-phase transformation includes over 1,400 new residential units—ranging from public and affordable to market-rate homes. This phase brings the total number of completed units at Liberty Square to 793, with public-private investment in the project so far exceeding \$220 million.



**PROPOSED**  
**Principio**  
5401 NW 7th Ave

Next Development Groups plans an 8-story, 142-unit Live Local project, totaling 218,256 Sq. Ft. with over 3,500 square feet of retail and 229 parking spaces. As part of the Live Local Act 40% of these apartments would be workforce housing.

79TH ST CORRIDOR



**UNDER CONSTRUCTION**  
**Miami Breeze Way**  
301 NW 71st St

A massive adaptive re-use, urban -infill development totalling 27 acres by A.J. Capital & MVW Partners.

LITTLE RIVER



LEARN MORE

SUBJECT SITE

LIBERTY CITY

NEIGHBORHOOD MAP





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