



BISCAYNE GARDENS VILLAS

60 NW 161ST STREET

MIAMI, FL 33169

FOR SALE

**THE ALPHA
COMMERCIAL**

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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

JAMIE ROSE MANISCALCO

President & Managing Broker



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THE ALPHA COMMERCIAL ADVISORS™ IS PLEASED TO PRESENT BISCAYNE GARDENS VILLAS, AN 8-UNIT DUPLEX-STYLE MULTIFAMILY COMPOUND OFFERING A STABILIZED, LOW-MAINTENANCE INVESTMENT SUPPORTED BY STRONG IN-PLACE INCOME AND DURABLE BUILDING CONDITION.....

Sporting a balanced unit mix of six 1 BR / 1 Bath units and two 2 BR / 1 Bath units, half of the units feature full interior renovations and the rest are primed for optional light-value-add upgrades, providing both immediate stability and clear operational upside.

Full property renovation and long-term durability includes pristine grounds, impact glass, central A/C, tiled floors, new roof as of 2017, and completed 40-year recertification, while 50% Section 8 tenancy delivers highly subsidized, reliable cash flow. Positioned within a quiet residential pocket experiencing new construction activity within a block, the property benefits from steady demand and its proximity to the major North Miami Beach NE 167th/NE 163rd ST commercial corridor and the Golden Glades Interchange for unmatched connectivity to the entire region.

OFFERING SUMMARY



BISCAYNE GARDENS VILLAS 60 NW 161ST STREET MIAMI, FL 33169

Neighborhood:	Biscayne Gardens
Asset Type:	Multi-Family
Unit Count:	8
Bldg Area:	5,973 SF
Lot Size:	18,612 SF (0.43 acres)
Zoning:	RU-1
40-Year Recertification:	Yes
Asking Price:	\$2,155,000

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

INVESTMENT HIGHLIGHTS

- Attractive duplex-style layout across 4 buildings with clean central courtyard, low operational intensity and ideal for 1031 Exchange or long-term holders
- Diversified unit mix features (6) 1 BR units and (2) 2 BR units, all oversized with an average of 700 Sq. Ft. for the 1 BR units and 900 Sq. Ft. for the 2 BR units
- Highly financeable asset w/ stabilized in-place income, half from market tenants and half from Section 8 tenants, highly subsidized for secure “mailbox money” returns
- Long-term structural durability with buildings featuring 40-Year Recertifications, new roofs as of 2017, tile floors, impact glass, and central A/C throughout
- Optional value-add for the interiors of 4 of the units, with 4 units already freshly remodeled with stainless steel appliances and modern finishes
- Convenient on-site parking for 8 vehicles with additional street parking nearby
- Highly accessible location moments from the Golden Glades Interchange, NW 167 ST commercial corridor, and proximate to the North Miami Beach and North Miami neighborhoods

BIRD'S EYE VIEW

NW 161ST ST

UNIT MIX

	Units	Avg. Sq. Ft.
1 BR / 1 BA	6	700 SF
2 BR / 1 BA	2	900 SF
TOTAL:	8	



Lot Size: 18,612 SF (0.43 acres)

132'

141'

EXTERIOR PHOTOS



INTERIOR PHOTOS



NORTH VIEW



« NW 167 ST » 60,000 AADT

GOLDEN GLADES INTERCHANGE



100,000 AADT

NORTH MIAMI BEACH

SUBJECT SITE

NORTHEAST VIEW

**AVENTURA
MALL**

**6.5 MILES TO
SUNNY ISLES BEACH**

« NW 167 ST/NE 163 ST » 60,000 AADT

NORTH MIAMI BEACH

SUBJECT SITE



SOUTHEAST VIEW

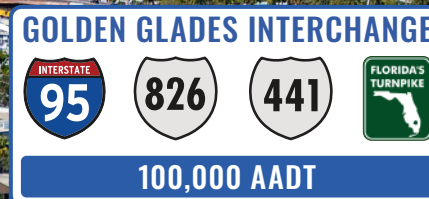


1 NORTH MIAMI	2.8 MILES
2 MIAMI SHORES	4.5 MILES
3 LITTLE RIVER	5.3 MILES
4 DOWNTOWN MIAMI	12.1 MILES

BISCAYNE GARDENS PARK

SUBJECT SITE





SUBJECT SITE





◀◀ NW 2ND AVE ▶▶ 18,900 AADT

GOLDEN GLADES INTERCHANGE



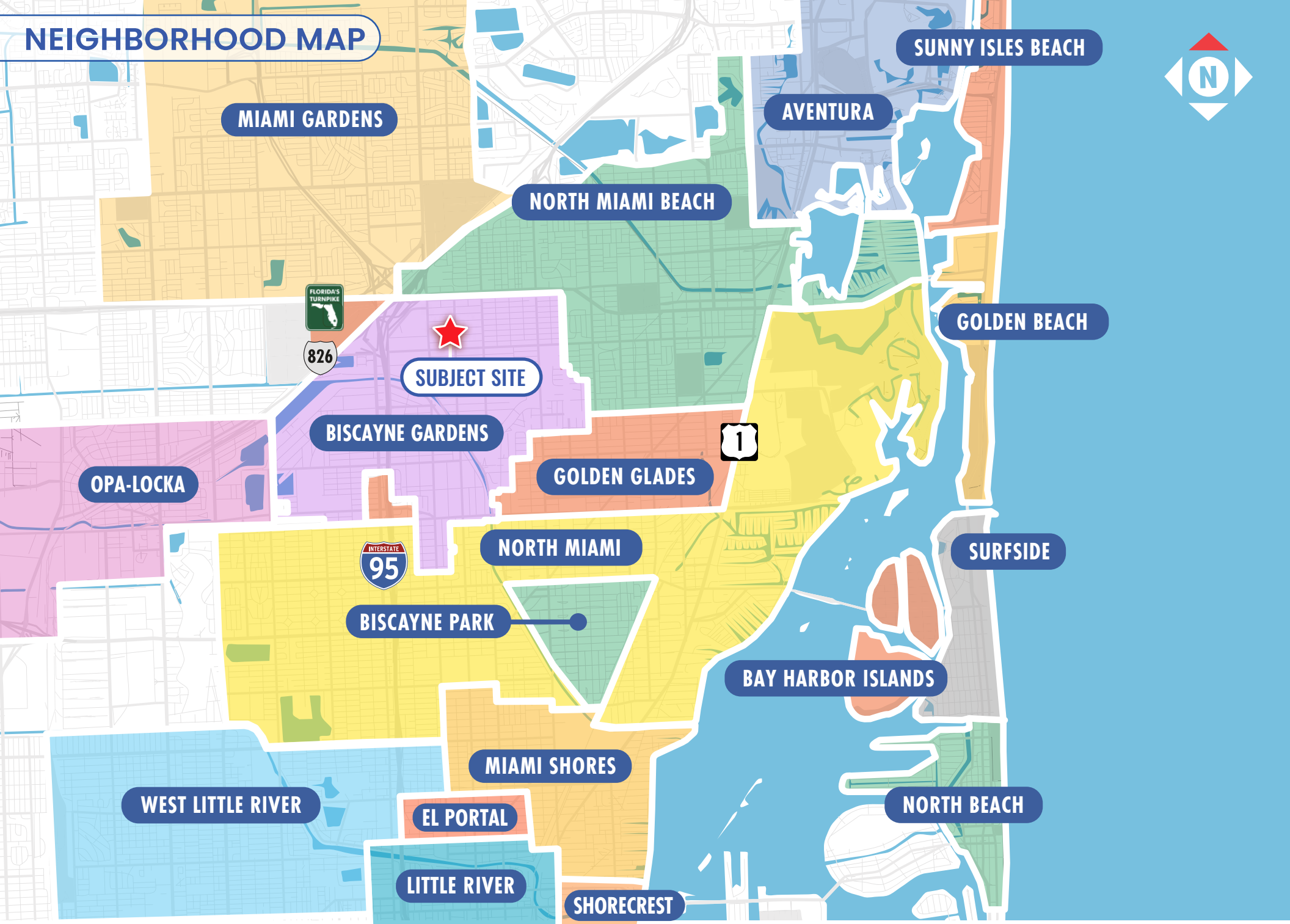
100,000 AADT

SUBJECT SITE

◀◀ NW 161 ST ▶▶



NEIGHBORHOOD MAP





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LEARN MORE

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