



**BISCAYNE GARDENS VILLAS**

**60 NW 161<sup>ST</sup> STREET**

**MIAMI, FL 33169**

**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

### JAMIE ROSE MANISCALCO

President & Managing Broker

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**THE ALPHA COMMERCIAL ADVISORS™ IS PLEASED TO PRESENT BISCAIYNE 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 161<sup>ST</sup> 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:	\$2,100,000

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

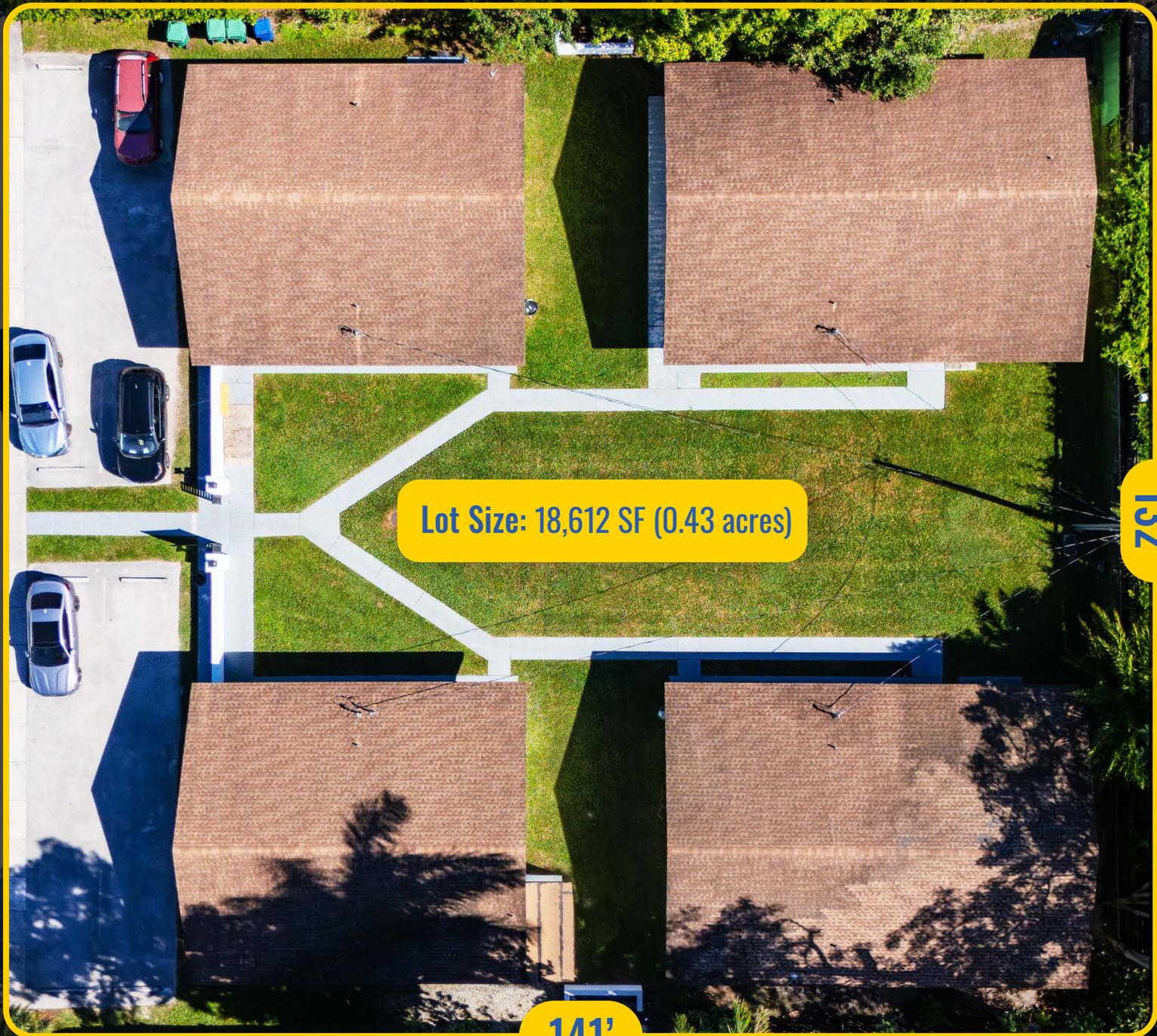
## INVESTMENT HIGHLIGHTS

- 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 161<sup>ST</sup> 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





**GOLDEN GLADES INTERCHANGE**

<b>100,000 AADT</b>			

**SUBJECT SITE**





◀◀ NW 2<sup>ND</sup> AVE ▶▶ 18,900 AADT

**GOLDEN GLADES INTERCHANGE**






100,000 AADT

SUBJECT SITE

◀◀ NW 161 ST ▶▶







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LEARN MORE

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