



**FOR SALE**

**THE ALPHA  
COMMERCIAL**

**BEL-AIR APARTMENTS**

**1265 SHARAZAD BLVD  
OPA-LOCKA, FL 33054**

# 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)

Based in the Little River area, we are rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.

## THE LISTING TEAM

### JAMIE ROSE MANISCALCO

President & Managing Broker

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**THE ALPHA COMMERCIAL ADVISORS™ IS PLEASED TO PRESENT BEL-AIR APARTMENTS: A PRISTINE, FULLY-RENOVATED AND STABILIZED 14-UNIT MULTIFAMILY ASSET LOCATED IN OPA-LOCKA, FL.**

With a balanced mix of efficiently-sized 1BR and 2BR units, substantial capital improvements, and optimized in-place income from both market-rate and Section 8 tenants, this property offers a secure, low-maintenance investment perfect for 1031 Exchange buyers.

Add to that, assumable debt is available, and the property has passed its 40-year recertification, further reducing acquisition friction.

# OFFERING SUMMARY



## BEL-AIR APARTMENTS

**1265 SHARAZAD BLVD**  
**OPA-LOCKA, FL 33054**

Asset Type: Multifamily

Unit Count: 14

Bldg Area: 6,594 SF

Lot Size: 11,858 SF (0.27 acres)

Zoning: R-3

Asking Price: \$2,777,000

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

## INVESTMENT HIGHLIGHTS

- ✓ Ideal unit mix with (6) 2BR-1BA units and (8) 1BR-1BA units
- ✓ Varied income mix with ten (10) Section 8 (annual leases) and four (4) flexible market-rate tenancies
- ✓ Fully-renovated grounds feature impact glass, gated courtyard entry, security cameras, ample on-site parking, and clean modern facade
- ✓ 40-Year Recertification Completed
- ✓ Assumable mortgage @ 6.4% interest
- ✓ All units individually metered for electric
- ✓ Steady 92-100% occupancy from professional property management
- ✓ Additional upside available by adding laundry income + upgrading finishes in remaining units

# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# RENOVATION HIGHLIGHTS

- ✓ Upgraded kitchens w/ granite countertops (most units)
- ✓ Over 75% of bathrooms upgraded
- ✓ Stainless steel appliances in ~50% of units
- ✓ 2-3 new mini-split AC systems per unit
- ✓ Recessed lighting & impact windows
- ✓ Clean, durable finishes for long-term durability



**BIRD'S EYE VIEW**



100'

120'

**KALANDAR ST**

**SHARAZAD BLVD**

# WHY BUY IN OPA-LOCKA?



**A STRATEGIC MIAMI-DADE SUB-MARKET, OPA-LOCKA IS GAINING TRACTION AMONGST INVESTORS AS A MAJOR TRANSPORTATION & LOGISTICAL HUB THANKS TO MIAMI-OPA LOCKA EXECUTIVE AIRPORT, TRI-RAIL'S OPA-LOCKA STATION, AND DIRECT ACCESS TO I-95, THE FLORIDA TURNPIKE, AND I-75.**

Anchored by one of the area's largest Amazon fulfillment centers which alone employs over 1,500 people – the city is attracting both large-scale industrial users and private sector investment, further supported by Opa-locka's Downtown Master Plan which is aimed at encouraging business-friendly growth.

All-in-all, a compelling target for long-term multifamily investment and 1031 Exchange buyers seeking stability with upside.





amazon fulfillment

MIAMI OPA-LOCKA EXECUTIVE AIRPORT

TRI RAIL

OPA-LOCKA DOWNTOWN DISTRICT

ALI BABA AVE

ROBERT INGRAM ELEMENTARY



SUBJECT SITE

SHARAZAD BLVD

# SOUTHEAST VIEW



5 MILES TO  
NORTH MIAMI

13 MILES TO  
DOWNTOWN MIAMI

TRI & RAIL™

« NW 27<sup>TH</sup> AVE »

« ALI BABA AVE »

« SHARAZAD BLVD »



# NORTHEAST VIEW



3.5 MILES TO  
MIAMI GARDENS

8.5 MILES TO  
AVENTURA

OPA-LOCKA INDUSTRIAL DISTRICT



◀◀ NW 27<sup>TH</sup> AVE ▶▶







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