



6-UNIT MULTI-FAMILY ASSET

1385 NE 105TH STREET

MIAMI SHORES, FL 33138

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

✉ jamie@thealphacomm.com

📞 201-264-0113



THE ALPHA COMMERCIAL ADVISORS® PROUDLY PRESENTS A BOUTIQUE 6-UNIT MULTIFAMILY ASSET OFFERING STABILIZED IN-PLACE INCOME + RENTAL UPSIDE IN AN EXCEPTIONAL EAST-OF-BISCAYNE MIAMI SHORES LOCATION....

This well-maintained income property combines stable cash-flow with a clear path for continued organic rental growth, featuring six oversized +/- 795 SF 1-BR residences, each offering private screened-in patio and select units configured with flexible den areas. Updated, bright interiors, some with stainless steel appliances and remaining value-add potential in the others, impact windows & doors, on-site laundry, and private surface parking create an elevated, low-density residential experience distinguished from conventional condominium living.

Positioned east of Biscayne Boulevard just steps from the waterfront, the property offers a unique combination of tranquility and everyday convenience. Residents enjoy quick access to main commercial corridors while remaining surrounded by the recreational and lifestyle amenities of the Miami Shores area, including nearby golf, tennis, waterfront recreation, upscale grocers, dining, and neighborhood retail. With completed building recertification and a new roof underway, this is an attractive opportunity to acquire a low-maintenance asset with durable income, attainable upside, and long-term appreciation potential in one of Miami's most established residential enclaves.

OFFERING SUMMARY

1385 NE 105TH STREET MIAMI SHORES, FL 33138

Neighborhood:	Miami Shores
Asset Type:	Multi-Family
Unit Count:	6
Bldg Area:	4,767 SF
Lot Size:	10,000 SF (0.23 acres)
Parking:	7 spaces
Year Built:	1962
Year Renovated:	2023
Zoning:	A1

Building Recertification: Yes

Asking Price: \$1,995,000

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



INVESTMENT HIGHLIGHTS

- **Stabilized Boutique Cash-Flow:** Fully occupied 6-unit multifamily asset with market-rate annual tenancies, providing dependable in-place income with additional organic rental upside available with further interior upgrades.
- **Elevated Low-Density Living:** Spacious +/- 795 Sq. Ft. residences pair bright, updated interiors with private screened-in porches, creating a distinctive indoor-outdoor living experience rarely found within Miami's traditional rental inventory.
- **Biscayne Bay + Boulevard Adjacency:** East-of-Biscayne setting offering immediate access to Whole Foods, Publix, Miami Shores Golf & Country Club, and Quayside Tennis Club, pairing everyday convenience with the recreation and lifestyle advantages of the surrounding waterfront community.
- **Turn-Key Condition + Capital Certainty:** Impact windows and doors, completed building recertification, and a new roof underway minimize near-term capital requirements while supporting continued tenant demand.



100'

Land Area: 10,000 SF

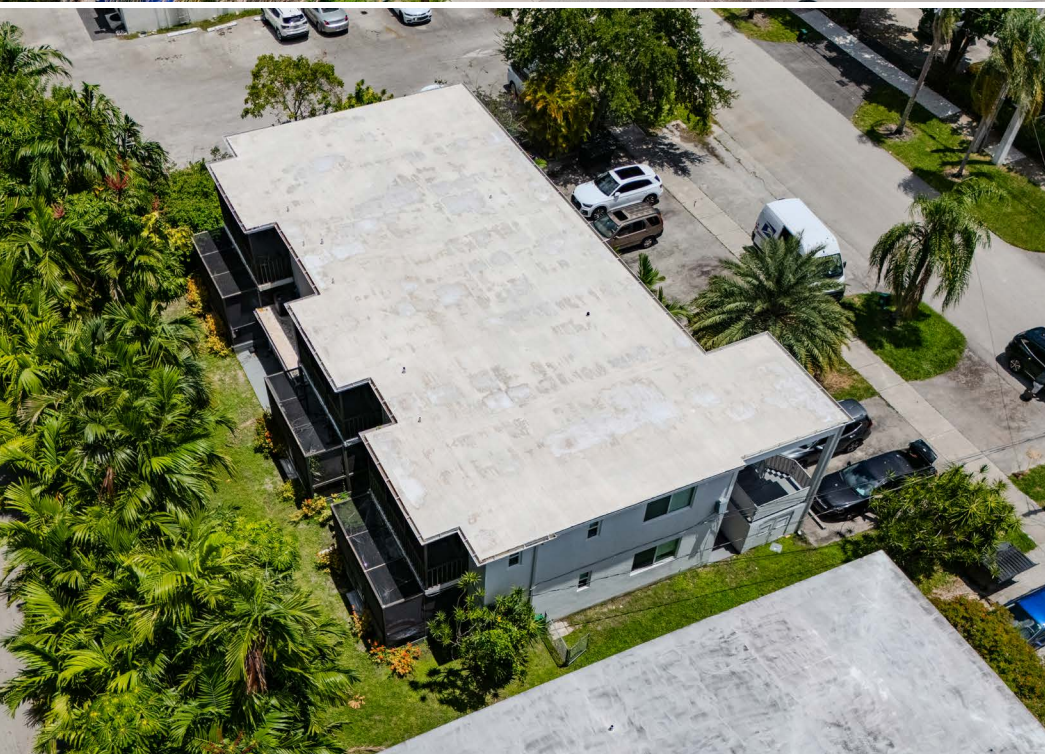
100'

UNIT MIX

	#Units	Unit Size
1 BR / 1 BA + Den + Large Patio	1	795 SF
1 BR / 1 BA + Den + Patio	1	795 SF
1 BR / 1 BA + Large Patio	2	795 SF
1 BR / 1 BA + Patio	2	795 SF
TOTAL:	6	4,770 SF
AVERAGE:		795 SF

NE 105TH ST

EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL PHOTOS





NORTH MIAMI



DUNKIN' DONUTS

NE 125 ST 29,000 AADT

BISCAYNE 112
NORTH MIAMI

WHOLE FOODS
MARKET

Publix

THE HOME
DEPOT

7.1 MILES
AVENTURA

SANS SOUCI TENNIS CENTER

The Towers of
Quayside

BISCAYNE BLVD

SUBJECT SITE

MIAMI SHORES

QUAYSIDE TENNIS CLUB

NE 105TH ST

EAST VIEW

7.1 MILES
AVENTURA

4.5 MILES
SURFSIDE

INDIAN CREEK

THE CRICKET CLUB



THE SHORES CONDOMINIUM

MIAMI SHORES

SUBJECT SITE

NE 105TH ST

SOUTH VIEW

▲ 9.6 MILES
DOWNTOWN MIAMI

LITTLE RIVER

Miami Shores Country Club



SHORECREST

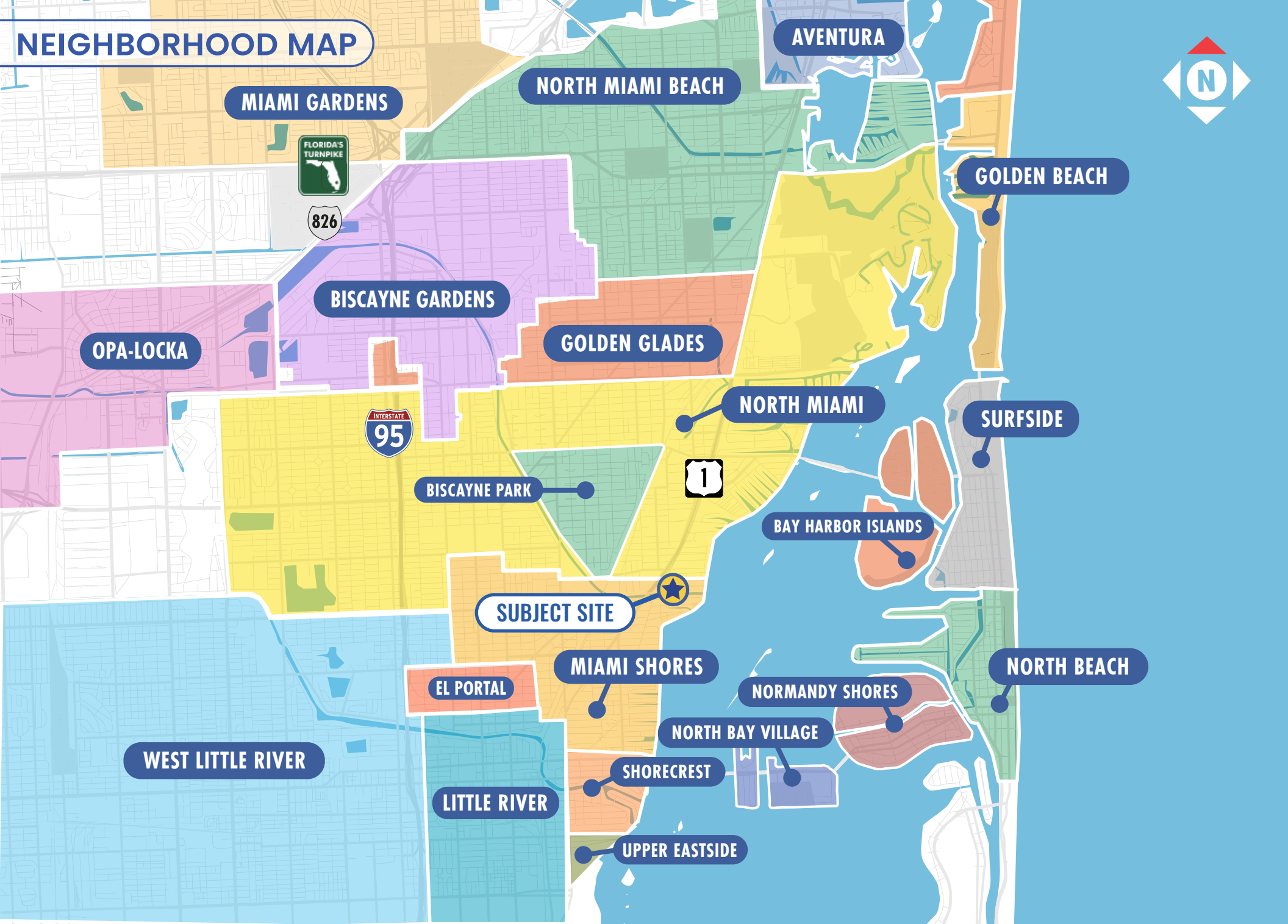
« BISCAYNE BLVD 39,500 AADT »

MIAMI SHORES

« NE 105TH ST »

SUBJECT SITE

NEIGHBORHOOD MAP





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