

THE ALPHA
COMMERCIAL

FOR SALE

4.05-ACRE LAND DEVELOPMENT OPPORTUNITY

190 NW 162ND STREET
MIAMI, FL 33169



LAND DEVELOPMENT SPECIALISTS



THE ALPHA COMMERCIAL

🌐 www.thealphacomm.com

THE ALPHA COMMERCIAL ADVISORS
375 NE 54th Street, Suite 8
Miami, FL 33137

📷 [@thealphacommercial](https://www.instagram.com/thealphacommercial)

Based in Little River, The Alpha Commercial is 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

✉️ jamie@thealphacomm.com

📞 305-697-7011

MOLLI LEONI
Commercial Advisor

✉️ molli@thealphacomm.com

📞 305-495-1298

OFFERING SUMMARY

190 NW 162ND STREET MIAMI, FL 33169

Neighborhood: Golden Glades

Total Land Area: 176,220 SF
(4.05 acres)

Zoning: PAD - Planned Area Development

Lot Dimensions: 282' X 600'

Max. Density: 100 units
(as per current plans)

Max. Height: 5 stories

Allowable Uses: Multi-Family, Office, Hotel/Motel

Asking Price: \$6,950,000



The Alpha Commercial presents an expansive 4.05-acre land development opportunity, strategically located just southeast of the Golden Glades Interchange and NE 163rd ST corridor.

An efficiently-shaped footprint, this peripheral-core site suits a number of development typologies from walk-up townhomes to low or mid-rise garden-style. The buyer can choose to take advantage of the existing shovel-ready site plan which is designed for 100 total units and 126,300 SF across four structures, consisting of 62 garden-style units (5 story building) and 38 large townhomes (4 BR units).

Conversely, the affordable offering price may allow buyer to re-imagine the highest-best project for this site; utilizing existing studies to save time on the front-end and maximizing profitability in the long-run.

NORTH VIEW



GOLDEN GLADES INTERCHANGE



100,000 AADT



NORTH MIAMI BEACH

NW/NE 167 ST 60,000 AADT

NW 2ND AVE



EAST VIEW



AVENTURA

NE 163 ST

NORTH MIAMI

NORTH MIAMI BEACH

NW 2ND AVE

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NORTHWEST VIEW



NW 2ND AVE

GOLDEN GLADES



SITE DIMENSIONS

NW 162 ST

**TOTAL LAND AREA:
176,220 SF (4.05 ACRES)**

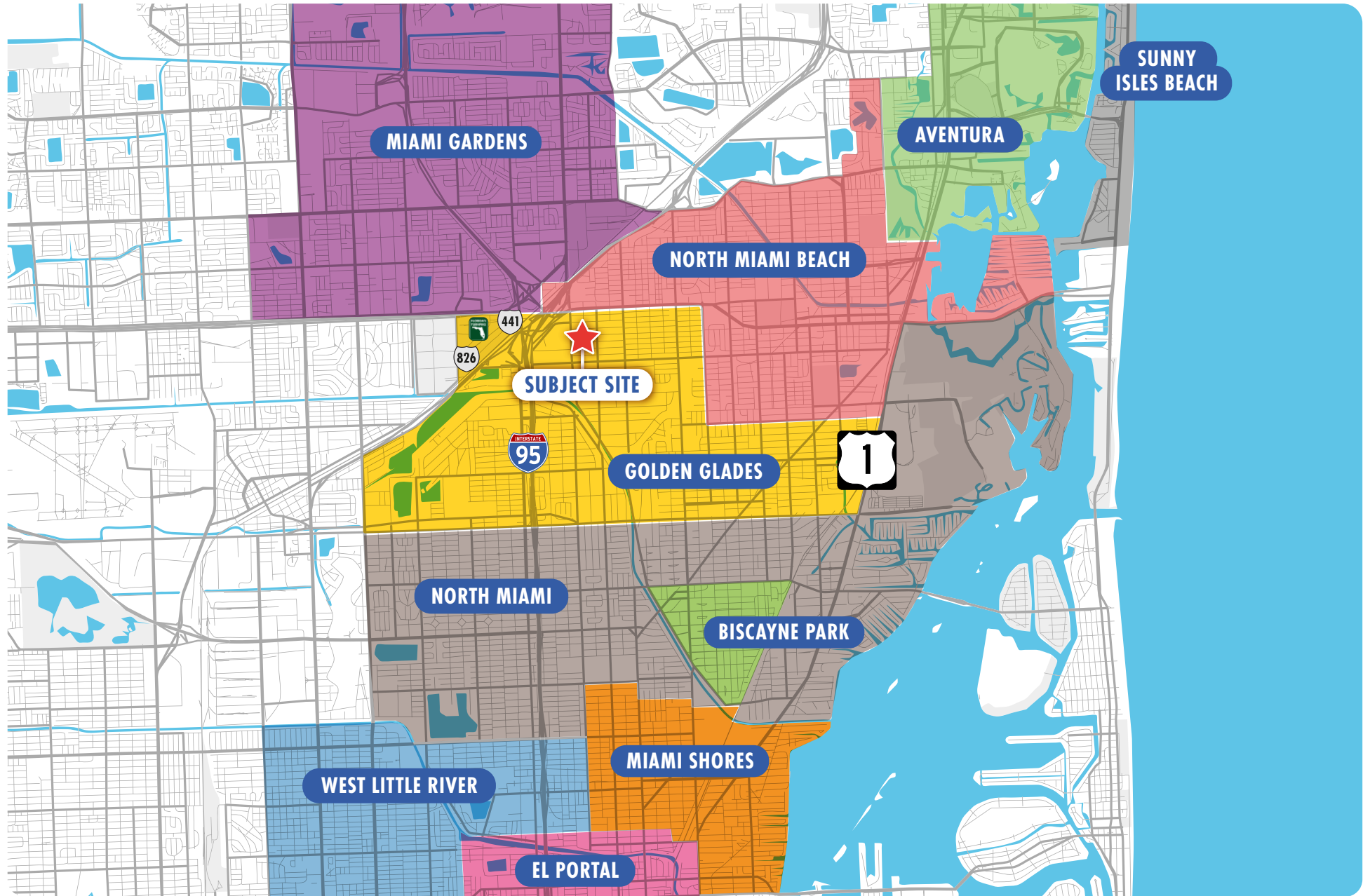
600'

NW 161 ST

282'

NW 2ND AVE

NEIGHBORHOOD MAP





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