

THE ALPHA
COMMERCIAL

FOR SALE

152 NE 167TH ST
NORTH MIAMI BEACH, FL 33162



THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

375 NE 54th Street, Suite 8, Miami, FL 33137

🌐 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

ELINA STOLYAR

Commercial Advisor

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JAMIE ROSE MANISCALCO

President & Managing Broker

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THE ALPHA COMMERCIAL ADVISORS® IS PROUD TO OFFER A RARE FIVE-STORY OFFICE ACQUISITION OPPORTUNITY LOCATED ON THE SOUGHT-AFTER AND SUPER HIGH-TRAFFIC NE 163RD/167TH STREET COMMERCIAL CORRIDOR OF NORTH MIAMI BEACH.

Situated mere blocks from the Golden Glades Interchange, the location is extremely accessible and offers unmatched exposure to traffic heading East to Aventura.

Currently 45% occupied, the asset offers both immediate stable income and flexibility as a turn-key solution for an end-user headquarters location or investor seeking to maximize cash-flow as a long-term covered land play.

Meticulously-maintained with upscale finishes, polished decor, plentiful parking, and diversified spaces which include a mix of both medical & executive office build-outs, street-level exterior access units, plus unique features like private terraces throughout, the asset offers tons of upside for strategic repositioning without substantial capX.

OFFERING SUMMARY

152 NE 167TH ST

NORTH MIAMI BEACH, FL 33162

Asset Class: Multi-Story Office
(Traditional / Medical)

Total Bldg Area: 24,463 SF

Total Land Area: 39,960 SF

Zoning: BU-2 / BU-3

Allowable Uses: Retail, Office, Medical,
Educational, Religious,
Mixed-Use, Hotel, and more

Max. Height: Unlimited

Traffic Count: 57,500 AADT

Asking Price: \$8,450,000

FINANCIALS AVAILABLE BY REQUEST



NE 167TH ST

ASSEMBLAGE BREAKDOWN

Address	Lot Size	Bldg. SF	Zoning
152 NE 167 TH ST	14,040 SF	24,463 SF	BU-2
Folio: 30-2113-007-3920	15,795 SF		BU-3
151 NE 166 ST	10,125 SF		BU-2
TOTAL:	39,960 SF	24,463 SF	

NE 166TH ST

EXTERIOR PHOTOS



INTERIOR PHOTOS – 1ST FLOOR



INTERIOR PHOTOS – 2ND FLOOR



INTERIOR PHOTOS – 3RD FLOOR



INTERIOR PHOTOS – 4TH FLOOR



INTERIOR PHOTOS – 5TH FLOOR





WEST VIEW

GOLDEN GLADES INTERCHANGE



100,000 AADT



Jackson North
MEDICAL CENTER



GOLDEN GLADES



NE 16TH ST
60,000 AADT

NORTHWEST VIEW



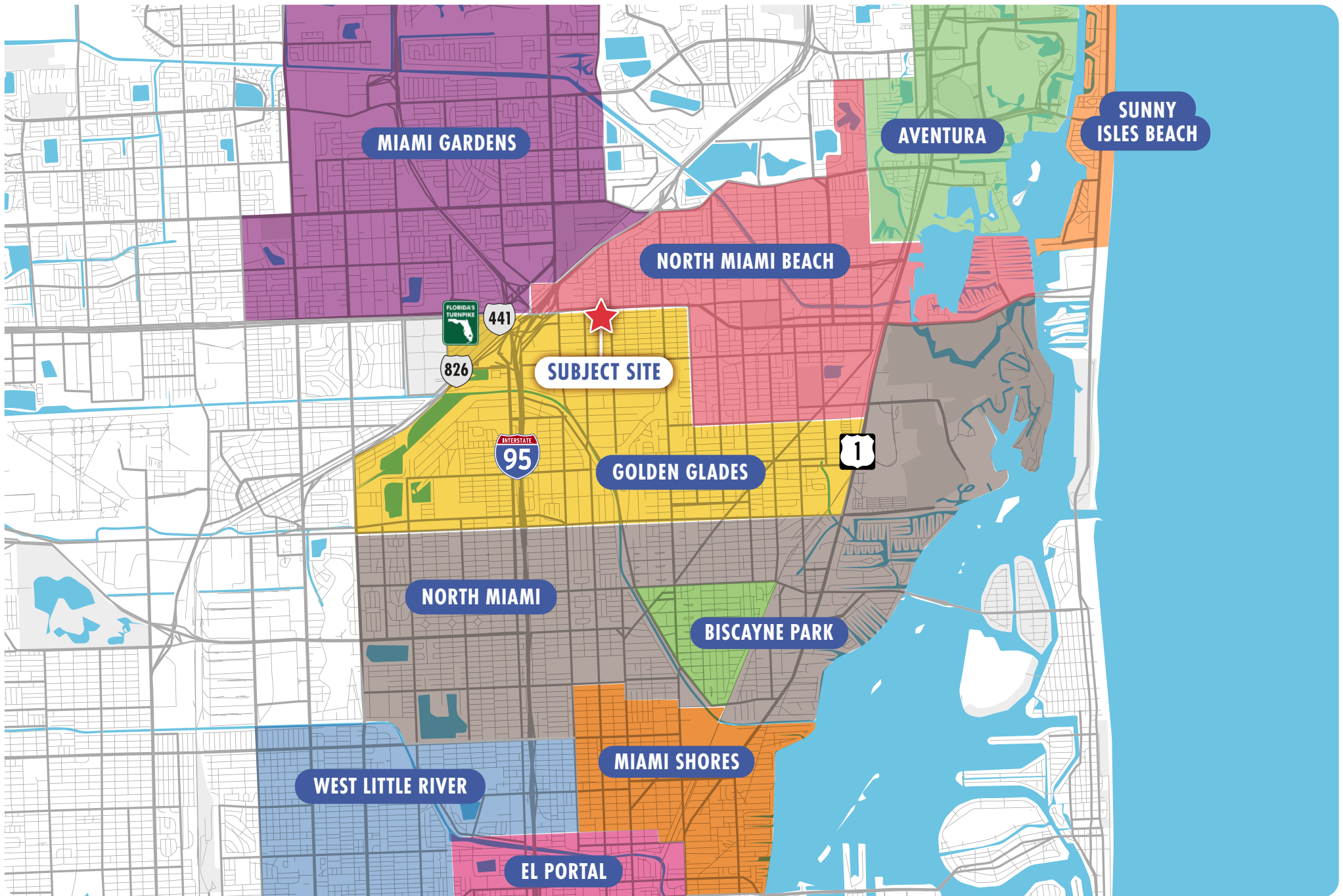
Jackson North
MEDICAL CENTER



NE 167TH ST

60,000 AADT

NEIGHBORHOOD MAP





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