



FREESTANDING OFFICE BUILDING

17101 NE 19TH AVENUE
NORTH MIAMI BEACH, FL 33162

FOR SALE

THE ALPHA
COMMERCIAL

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THE ALPHA COMMERCIAL ADVISORS™

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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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

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THE ALPHA COMMERCIAL ADVISORS™ PRESENTS A FREESTANDING TWO-STORY OFFICE BUILDING PROMINENTLY POSITIONED IN THE HEART OF NORTH MIAMI BEACH...

Well-maintained and fully occupied with staggered leases, the property provides immediate stability while giving a new owner the flexibility to reposition or partially occupy. With both rental rate and value-add upside, this asset stands out as a compelling investment, end-user, or 1031 Exchange opportunity.

The building features a private on-site parking lot with 43 dedicated spaces, multiple street-level entrances, and a functional 7-9 unit subdivision that can accommodate both traditional office and medical use tenants. The highly visible corner location and direct connectivity to North Miami Beach's main NE 163rd Street commercial corridor as well as both W. Dixie Highway, and Biscayne Boulevard makes this an incredible strategic acquisition for any investor bullish on the area.

OFFERING SUMMARY

17101 NE 19TH AVE

NORTH MIAMI BEACH, FL 33162

Neighborhood:	North Miami Beach
Asset Type:	Office
Lot Area:	28,513 SF (0.65 acres)
Bldg. Area	11,972 SF
Parking:	43 Spaces
Zoning:	RO & RM-23
Allowable Uses:	Office, Medical Office, Multifamily
Traffic Count:	33,200 AADT
40-Year Recertification:	Yes
Asking Price:	\$4,250,000



PROPERTY HIGHLIGHTS

- **Well-Maintained Asset:** Features common entrances, elevator access, and functional layouts that support a wide range of office users from traditional to medical.
- **Flexible Tenancy:** Fully occupied with staggered shorter-term leases, allowing investors to capture upside through repositioning or end-users to secure future occupancy.
- **Excellent Visibility & Signage:** Prominent, signaled corner presence with dedicated signage opportunities to capture steady daily traffic of 33,200 AADT.
- **Strong Connectivity:** Easy access to area's main commercial corridors: NE 163rd Street, W. Dixie Highway, and Biscayne Boulevard.
- **Proximity to Major Destinations:** Minutes from Aventura Mall, FIU's Biscayne Bay Campus, and the Aventura Brightline Station.

FEATURES

DOUBLE INGRESS

DUAL ENTRY

LARGE PARKING LOT
43 TOTAL PARKING SPACES

DOUBLE INGRESS

BIRD'S EYE VIEW



NE 172ND ST

100'

115'

107.5'

159'



NE 171ST ST

8,200 AADT



NE 19TH AVE

25,000 AADT



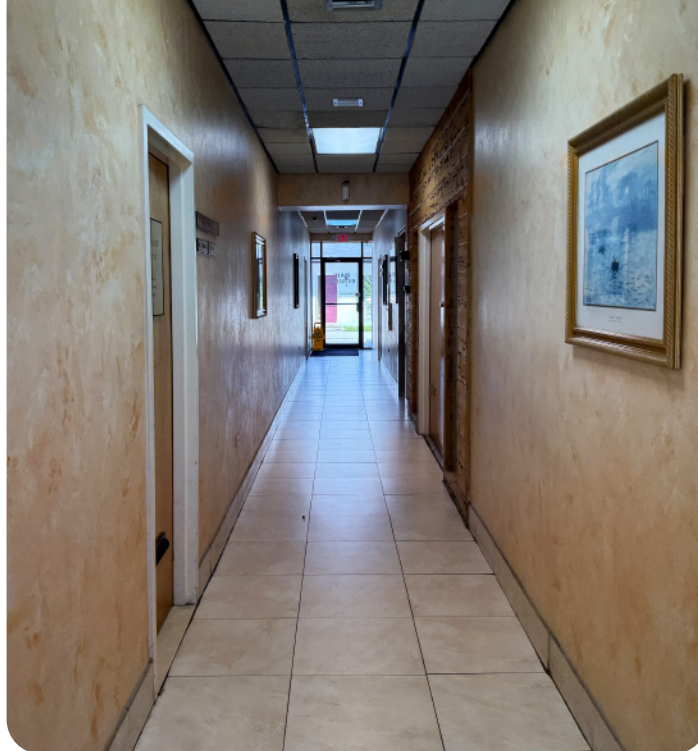
EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



NORTHEAST VIEW



AVENTURA
MALL

GREYNOLDS PARK

GREYNOLDS GOLF COURSE

« 1 BISCAYNE BLVD 61,000 AADT »

« W. DIXIE HWY 12,700 AADT »

NE 171ST ST 8,200 AADT

« NE 19TH AVE 25,000 AADT »

VICTORY PARK POOL

NORTH MIAMI BEACH CITY HALL



3.5 MILES TO
NORTH MIAMI



NE 163RD ST 55,500 AADT

NORTH MIAMI BEACH

JULIUS LITTMAN PERFORMING ARTS THEATER

VICTORY PARK POOL

NORTH MIAMI BEACH CITY HALL

NE 171ST ST 8,200 AADT

NE 19TH AVE

25,000 AADT

NEIGHBORHOOD MAP





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