



ROYAL OAK APARTMENTS

14280 NE 6TH AVENUE
NORTH MIAMI, FL 33161

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 ROYAL OAK APARTMENTS, AN EXPERTLY STABILIZED AND FRESHLY RENOVATED 19-UNIT MULTIFAMILY INVESTMENT IN THE SUPPLY-CONSTRAINED NORTH MIAMI SUB-MARKET.....

Offering diversified unit typologies, reliable in-place income with majority market-rate tenancies, recent comprehensive renovations, and long-term durability with completed 40-Year Recertification, this asset delivers turnkey performance with curb appeal that lasts.

The property has undergone a capital improvement overhaul, with extensive property-wide interior & exterior upgrades designed to support stable operations and long-term performance. Impact glass throughout and private terraces in select units enhance the property's modern aesthetic, attracting tenants and supporting consistently high occupancy levels.

Locationally supreme, North Miami is a submarket benefiting from strong renter demand, limited new multifamily supply, and equidistant proximity to major employment corridors and regional connectors as Biscayne Boulevard, NE 125 ST, NE 163 ST, and I-95.

OFFERING SUMMARY



ROYAL OAK APARTMENTS 14280 NE 6TH AVENUE NORTH MIAMI, FL 33161

Asset Type:	Multi-Family
Unit Count:	19
Bldg Area:	8,324 SF
Lot Size:	17,416 SF (0.40 acres)
Year Built:	1959
Year Renovated:	2023
Zoning:	R-6
Building Recertification:	Yes
Asking Price:	\$3,700,000

INVESTMENT HIGHLIGHTS

- Highly sought after mid-size multifamily asset ideal for long-term holders or 1031 Exchange buyers seeking stabilized yield in a supply-constrained market
- Extensively renovated asset with completed 40-Year Recertification, upgraded building systems and majority updated interiors, minimizing near-term capital needs
- Secure, gated grounds featuring beautifully renovated modern courtyard design, impact glass, surveillance system, and on-site laundry facilities for additional revenue generation
- Highly financeable, stabilized income profile with a mix of market-rate and Section 8 tenants (4 units), providing diversified and reliable cashflow
- Well-located North Miami asset adjacent to North Miami Elementary School and centrally positioned between Biscayne Boulevard, NE 125 Street, NE 163 Street, and I-95

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

BIRD'S EYE VIEW



NE 143rd ST

NE 6th AVE 25,000 AADT

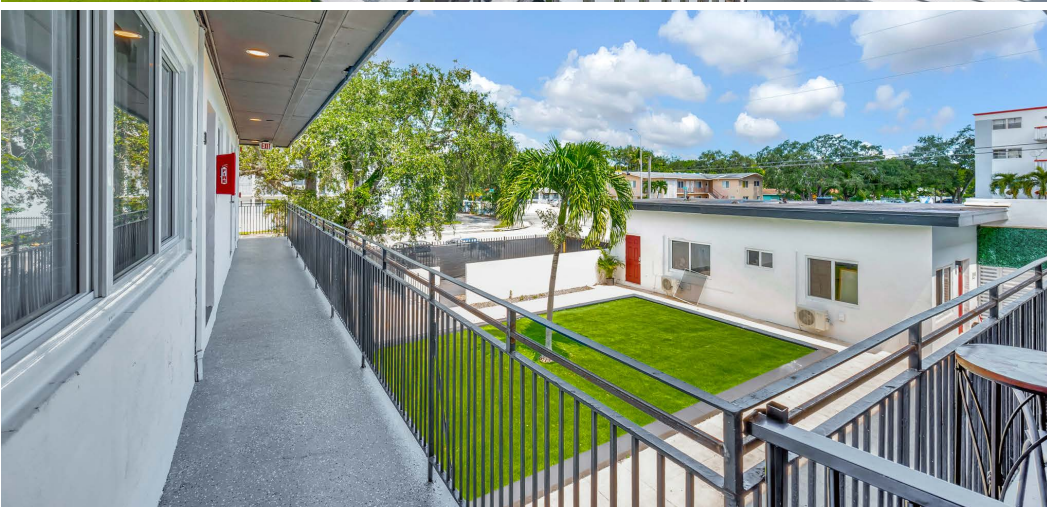
UNIT MIX

	#Units	Sq. Ft.
Studio	3	370
Small 1 BR / 1 Bath + Private Terrace	7	370
Large 1 BR / 1 Bath	9	
	1	472
	8	566
TOTAL:	19	

EXTERIOR PHOTOS



EXTERIOR PHOTOS (CONT.)



BUILDING PHOTOS



INTERIOR PHOTOS





11 MILES TO
DOWNTOWN MIAMI

« NE 125 ST » 29,000 AADT

Publix

NORTH MIAMI

SUBJECT SITE

« NE 6 AVE » 25,000 AADT

NORTHWEST VIEW



NORTH MIAMI BEACH

« NE 163 ST » 57,000 AADT

 NORTH MIAMI ELEMENTARY SCHOOL

 SUBJECT SITE

« NE 6 AVE » 25,000 AADT

NORTHEAST VIEW

**5.6 MILES TO
AVENTURA**

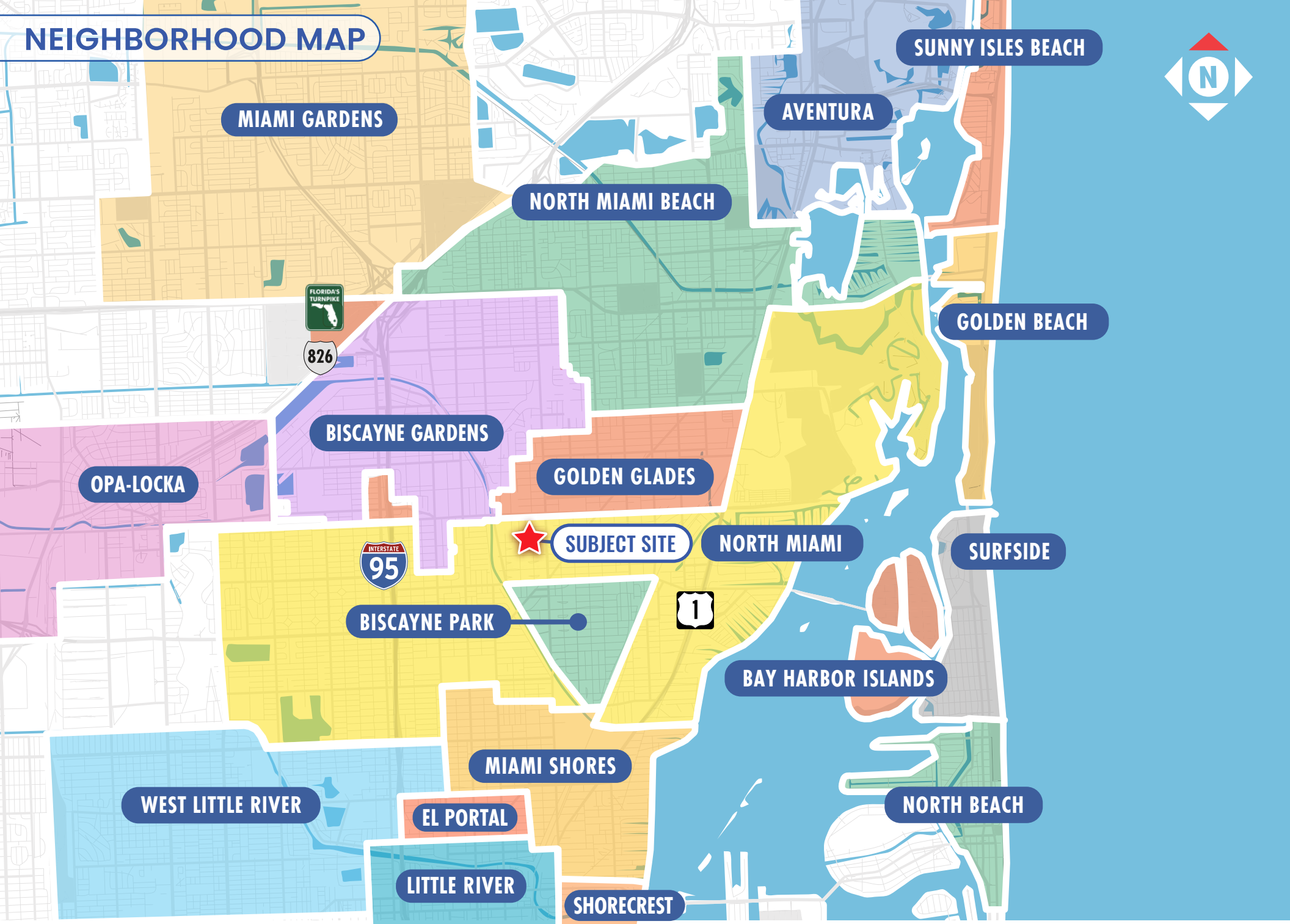
 **NORTH MIAMI ELEMENTARY SCHOOL**

NORTH MIAMI

« NE 6 AVE » 25,000 AADT



NEIGHBORHOOD MAP





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