



Rendering

**BID DEADLINE AUGUST 20** ::::::::::::::::::::::::::::::::::

## Fully Entitled, North Miami Beach Development Site

### 341-Unit Multifamily Opportunity

 16300 NE 19th Ave., North Miami Beach, FL

#### HIGHLIGHTS

- Fully entitled site with utilities in place
- Prime North Miami Beach location, proximate to Sunny Isles Beach
- Approved for four retail units, 341 rental units & 400+ parking spaces
- Flexible MU/TC zoning allows for mixed-use, work-to-live development
- Significant tax incentive potential through Community Redevelopment Agency (CRA)

#### DETAILS

**U.S. Bankruptcy Court,  
USBC Southern District of Florida (Miami)  
Petition No: 1:25-bk-11136-LMI  
In re: Sky Gardens Residences, LLC**

This parcel is slated for a proposed 20-story, Class-A, multifamily development. Positioned at the corner of NE 163rd St. and NE 19th Ave., the site sits within a growing residential corridor with strong connectivity to major roads, employment centers and surrounding amenities.

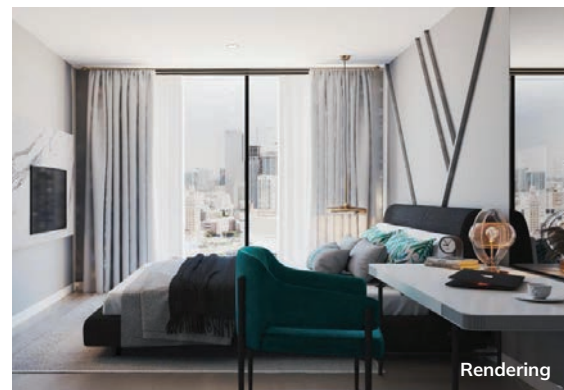
The proposed project includes 341 studio, one- and two-bedroom units (averaging 752± SF per unit) with private terraces, high-end finishes & luxury amenities. Plans also call for over 11,600 ± SF of ground-floor retail space and structured parking for 400 vehicles. Zoned for mixed-use under the Fulford MU/TC district, the property is eligible for Community Redevelopment Agency incentives, including a potential 75% property tax reduction for 20 years in exchange for workforce housing. This offering presents a compelling opportunity in one of South Florida's fastest-evolving submarkets.



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**Parcel Size** 0.86± AC



**Proposed Building Size**  
Residential: 245,079± SF  
Commercial: 11,637± SF  
Common: 251,958± SF



**Proposed Unit Count** 341 Residential



**Utilities** Public Water, Sewer, Electric (Florida Power & Light) & Communication (BellSouth)



**Zoning** MU/TC (Fulford Mixed-Use Town Center District)



**Parcel ID #** 07-2216-001-0640



**Taxes (2024)** \$50,502.13 (Estimated)

**855.755.2300**  
**HilcoRealEstateSales.com**

Unit	Unit Count	Unit Type	Living SF	Balcony SF	Gross SF	Net SF
A	14	1 Bed / 1 Bath	553± SF	9± SF	562± SF	484± SF
A'	12	1 Bed / 1 Bath	533± SF	9± SF	542± SF	469± SF
B	14	2 Bed / 2 Bath	755± SF	41± SF	796± SF	679± SF
B'	12	2 Bed / 2 Bath	755± SF	41± SF	796± SF	679± SF
C	14	2 Bed / 2 Bath	999± SF	105± SF	1,104± SF	898± SF
C'	2	2 Bed / 2 Bath	999± SF	106± SF	1,105± SF	898± SF
C''	12	2 Bed / 2 Bath	999± SF	105± SF	1,104± SF	898± SF
D	20	1 Bed / 1 Bath	622± SF	63± SF	685± SF	578± SF
D'	2	1 Bed / 1 Bath	622± SF	64± SF	686± SF	578± SF
D''	6	1 Bed / 1 Bath	622± SF	63± SF	685± SF	578± SF
E	28	1 Bed / 1 Bath	742± SF	0 SF	742± SF	676± SF
F	22	1 Bed / 1 Bath	639± SF	6± SF	645± SF	567± SF
F'	6	1 Bed / 1 Bath	639± SF	6± SF	645± SF	567± SF
G	14	2 Bed / 2 Bath	789± SF	47± SF	836± SF	713± SF
G'	2	2 Bed / 2 Bath	789± SF	47± SF	836± SF	713± SF
G''	6	2 Bed / 2 Bath	789± SF	46± SF	835± SF	713± SF
G'''	6	2 Bed / 2 Bath	789± SF	46± SF	835± SF	713± SF
H'	2	2 Bed / 2 Bath	698± SF	80± SF	778± SF	640± SF
H''	14	2 Bed / 2 Bath	698± SF	80± SF	778± SF	640± SF
H'''	12	2 Bed / 2 Bath	698± SF	80± SF	778± SF	640± SF
I'	2	2 Bed / 2 Bath	726± SF	80± SF	806± SF	660± SF
I''	8	2 Bed / 2 Bath	726± SF	80± SF	806± SF	660± SF
I'''	6	2 Bed / 2 Bath	726± SF	80± SF	806± SF	660± SF
I'''	12	2 Bed / 2 Bath	726± SF	80± SF	806± SF	660± SF
J	18	2 Bed / 2 Bath	757± SF	0 SF	757± SF	669± SF
J	2	2 Bed / 2 Bath	757± SF	0 SF	757± SF	669± SF
J'	8	2 Bed / 2 Bath	757± SF	0 SF	757± SF	669± SF
K	26	2 Bed / 2 Bath	759± SF	0 SF	759± SF	701± SF
L	20	1 Bed / 1 Bath	590± SF	0 SF	590± SF	537± SF
L	6	1 Bed / 1 Bath	590± SF	0 SF	590± SF	537± SF
M	3	1 Bed / 1 Bath	694± SF	0 SF	694± SF	647± SF
M	10	1 Bed / 1 Bath	694± SF	0 SF	694± SF	647± SF
<b>TOTALS</b>	<b>341</b>		<b>245,080± SF</b>	<b>11,960± SF</b>	<b>257,040± SF</b>	<b>221,885± SF</b>

UNIT MIX

136 (1 BED / BATH) | 637± AVG. SF

205 (2 BED / 2 BATH) | 828± AVG. SF

UNIT A - 1 BR / 1 BATH (Sample Layout)



UNIT M - 2 BR / 2 BATH (Sample Layout)







 16300 NE 19th Ave., North Miami Beach, FL

## LOCAL INFORMATION

Just minutes from the pristine shoreline and luxury resorts of Sunny Isles Beach, North Miami beach is ideally located for attracting renters or residents seeking a vibrant coastal lifestyle paired with urban convenience.

The neighborhood is undergoing major change, shifting from low-density housing and older commercial buildings to new mid- and high-rise multifamily developments. Nearly 24,000 people live within a one-mile radius, and the population is growing at nearly three times the Miami-Dade county average. With more than 3,500 new residential units recently approved or built, this area is quickly becoming a thriving hub.

With its MU/TC zoning, the site aligns with local redevelopment goals that encourage high-density residential and mixed-use projects. Proximity to public transit, employment centers and essential amenities supports strong rental demand, especially for workforce and attainable housing. This is a rare opportunity to invest in one of South Florida's most active and promising redevelopment corridors.



Subject to approval by U.S. Bankruptcy Court District of Florida (Miami), Petition No: 1:25-bk-11136-LMI | In re: Sky Gardens Residences, LLC. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2025 Hilco Global, LLC.

## SALE INFORMATION

### TERMS OF SALE

This sale is being conducted subject to the court approved Bid Procedures, available for download from the Hilco Real Estate Sales (HRE) website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### ON-SITE INSPECTIONS

By Appointment Only – Call to Schedule

### BID DEADLINE

August 20 by 12:00 p.m. (ET)

### AUCTION

August 25 at 10:00 a.m. (ET)

### FINAL SALE HEARING

August 27 at 3:00 p.m. (ET)

### BID SUBMISSIONS

Offers should be submitted in accordance with the court approved Bid Procedures. All offers must be submitted to Jeff Azuse at [jazuse@hilcoglobal.com](mailto:jazuse@hilcoglobal.com), Steve Madura at [smadura@hilcoglobal.com](mailto:smadura@hilcoglobal.com), Michael Kneifel at [mkneifel@hilcoglobal.com](mailto:mkneifel@hilcoglobal.com) and the other parties of interest listed in the Bid Procedures.

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

#### Steve Madura

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