



## 2395 NW 36TH ST MIAMI, FL 33142

### BODY SHOP FOR LEASE

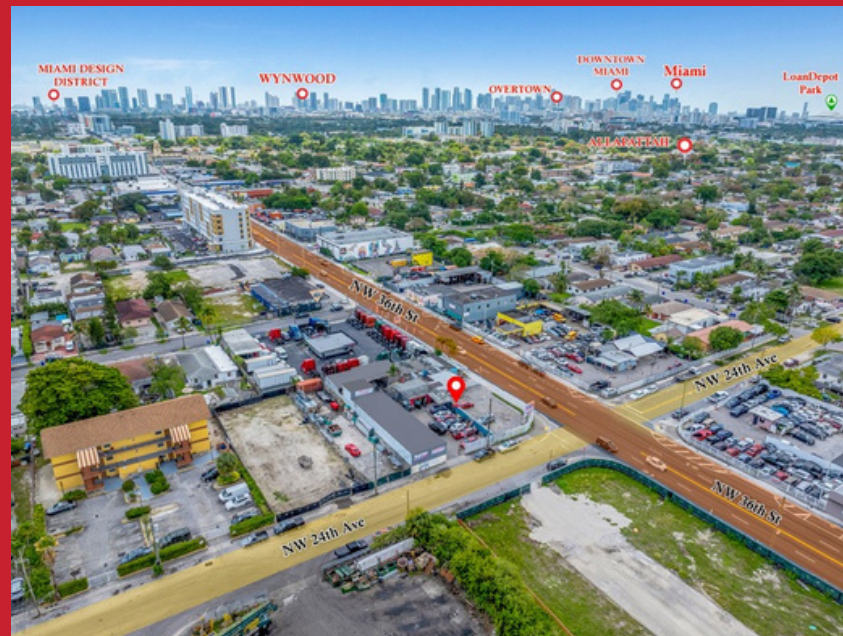
This is a rare opportunity to lease an auto body shop with grandfathered use, which is extremely difficult to find in today's market. Located directly on NW 36th Street, the property benefits from exceptional visibility and exposure on one of Miami's busiest commercial corridors, making it ideal for any automotive business looking to attract drive-by traffic and establish a strong presence. The space is already set up for body shop operations, allowing a new tenant to move in and operate with minimal delays or permitting issues, making this an ideal choice for established operators or those looking to expand.

**LEASE PRICE: \$12,000 PER MONTH**

Land Size: 16,638 SF

Building Size: 6,721 SF

Zoning: T-6-O



**REY MOYA**

C: 786.970.0851

E: RM@FAUSTOCOMMERCIAL.COM

**MARKOS BERTOLOTI**

C: 305.632.2057

E: MB@FAUSTOCOMMERCIAL.COM