

GRIDLINE
PROPERTIES

FOR SALE

401 NW 79th St

MIAMI, FL 33150

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This property has just had a full gut-renovation and boasts features, including all new MEP and roof, which shall all be sold under warranty.

The property is designed with total security in mind. It is located in a Qualified Opportunity Zone, as well as a designated Flood “X” area, which is favorable to all insurers.

This sub-market of Miami’s core is presently undergoing an active renaissance and has seen a flood of investment capital and re-development from many of the region’s top investors.

The building features high ceilings, integrated smart security systems, spacious offices, grade-height loading, and on-site gated and secured private parking.







This opportunity is ideal for an investor or end-user seeking their own freestanding building and property.

The site is ideal for a variety of flex-type professional and creative uses and has future redevelopment potential, if so desired.

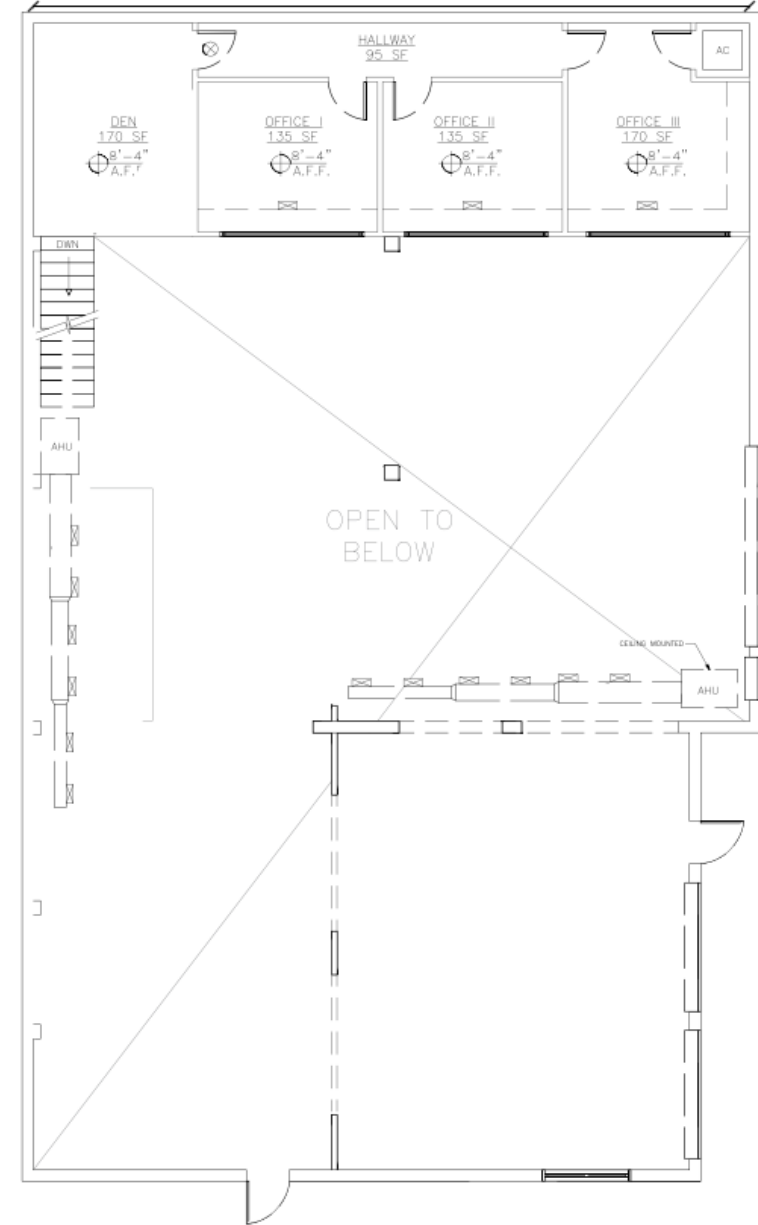
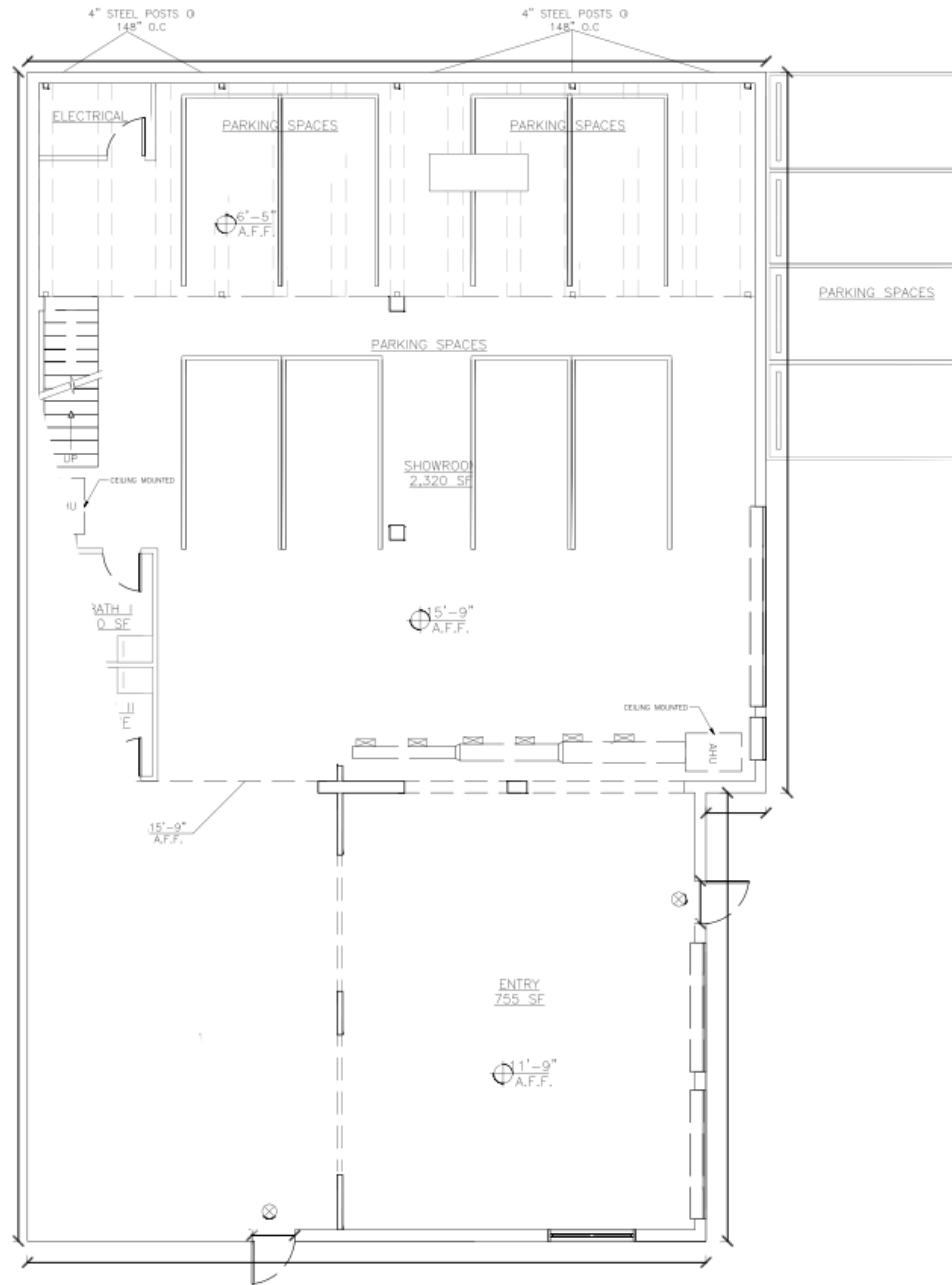
Strategically located in the City of Miami with immediate and easy access to I-95 and all major roadways, the site is just minutes from Miami Beach, Brickell and favoured residential areas.





-  **Type:** Commercial
-  **Building Size:** +/- 4,791 SF
-  **Total Lot Size:** 10,500 SF
-  **Zoning:** T6-8-0
-  **Price:** \$3,850,000
-  **Parking:** Secured Private Lot















South Beach

Downtown

Brickell

Wynwood

Edgewater

Coral Gables

Design District

Little Haiti



NW 79th Street

Little River





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