

FOR LEASE

MIXED-USE OPPORTUNITY

106-118 NW 79TH ST

33150 MIAMI, FL

GRIDLINE
PROPERTIES





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Executive Summary

Introducing 106-118 NW 79th St, a newly renovated commercial property. The two commercial spaces offer a combined total of 1,388 square feet of prime real estate. Spaces can be leased individually or collectively. The property features a shared outdoor area, gated parking, ADA-compliant bathrooms, newly installed A/C, and impact glass storefront windows.

With the opportunity to combine spaces, businesses can enjoy flexibility and customization options to suit their specific needs.

Situated on the active corridor of 79th Street, this property boasts excellent visibility and accessibility, making it an attractive option for businesses looking to establish a presence in a vibrant commercial district.

Property Highlights

- **For Lease**
 - **Unit 1:** Retail / Office
 - **Unit 2:** Retail / Office
 - **Building Size:** 1,388 SF
 - **Number of Parking Spaces:** 10
 - **Total Lot Size:** 22,356 SF
 - **Zoning:** T6-8-O
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- **Price:** \$2,250.50-\$2,607.50





Location Overview

Situated in the heart of Little River, this property benefits from its convenient location, just minutes away from Miami Shores, the Upper East Side, the Beaches, and Miami's Urban Core, providing easy access to a variety of amenities and attractions.

Little River has recently emerged as one of the area's top destinations for culinary experiences, entertainment, and retail stores. As the neighborhood evolves, it continues to attract investment and new residential developments.

Interior Images



Property Layout

- **Unit 1:** 745 SF for \$42 PSF or \$2,607.50/mo Retail / Office
- **Unit 2:** 643 SF for \$42 PSF or \$2,250.50/mo Retail / Office



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106-118 NW 79TH ST

Mateo Romero	Sydni Parrish
Partner / Senior Associate	Associate
954.805.7078	904.599.5594
mromero@gridlineproperties.com	sparrish@gridlineproperties.com

www.gridlineproperties.com
info@gridlineproperties.com
305.507.7098

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