

FOR SALE

FLEX WAREHOUSE

GRIDLINE  
PROPERTIES

# 101 NE 79TH ST

MIAMI, FL 33138



## EXECUTIVE SUMMARY

This property benefited from a full renovation in 2016, which included all mechanical systems, electrical service, plumbing, two ADA-compliant bathrooms, multi-zone HVAC, and impact glass throughout. Additionally, the building received a completely new roof in 2025.

The property is currently owned by a digital media advertising firm that purchased the building to scale their business within a bright, team-driven, open-plan atmosphere. Previously, the property served as a private collector's car gallery and dealership; notably, it still retains a special warrant allowing for an automotive dealership license at this address.

This is one of the few truly turn-key private office/flex properties delivered in this condition within the entire area. Pride of ownership is evident the moment you approach the property. While currently configured for a single tenant, the building offers significant potential for multi-tenant or co-working opportunities in a campus-style setup.

The 79th Street corridor and the Little River Business District have seen enormous improvements and large capital investments over the past five years. This area is now a fully established commercial destination for dining, shopping, furniture showrooms, and sophisticated professional offices.



# PROPERTY HIGHLIGHTS

## FOR SALE

**BUILDING SIZE** Flex Warehouse - Retail - Office

**TOTAL LOT SIZE** 10,541 SF

**PARKING SPACES** Private yard +/- 10 spaces

**OCCUPANCY** Owner User - Delivered Vacant at Closing

**ZONING** T6-8-0

**PRICE** \$3,750,000

## FEATURES



Opportunity zone



Recent complete renovation



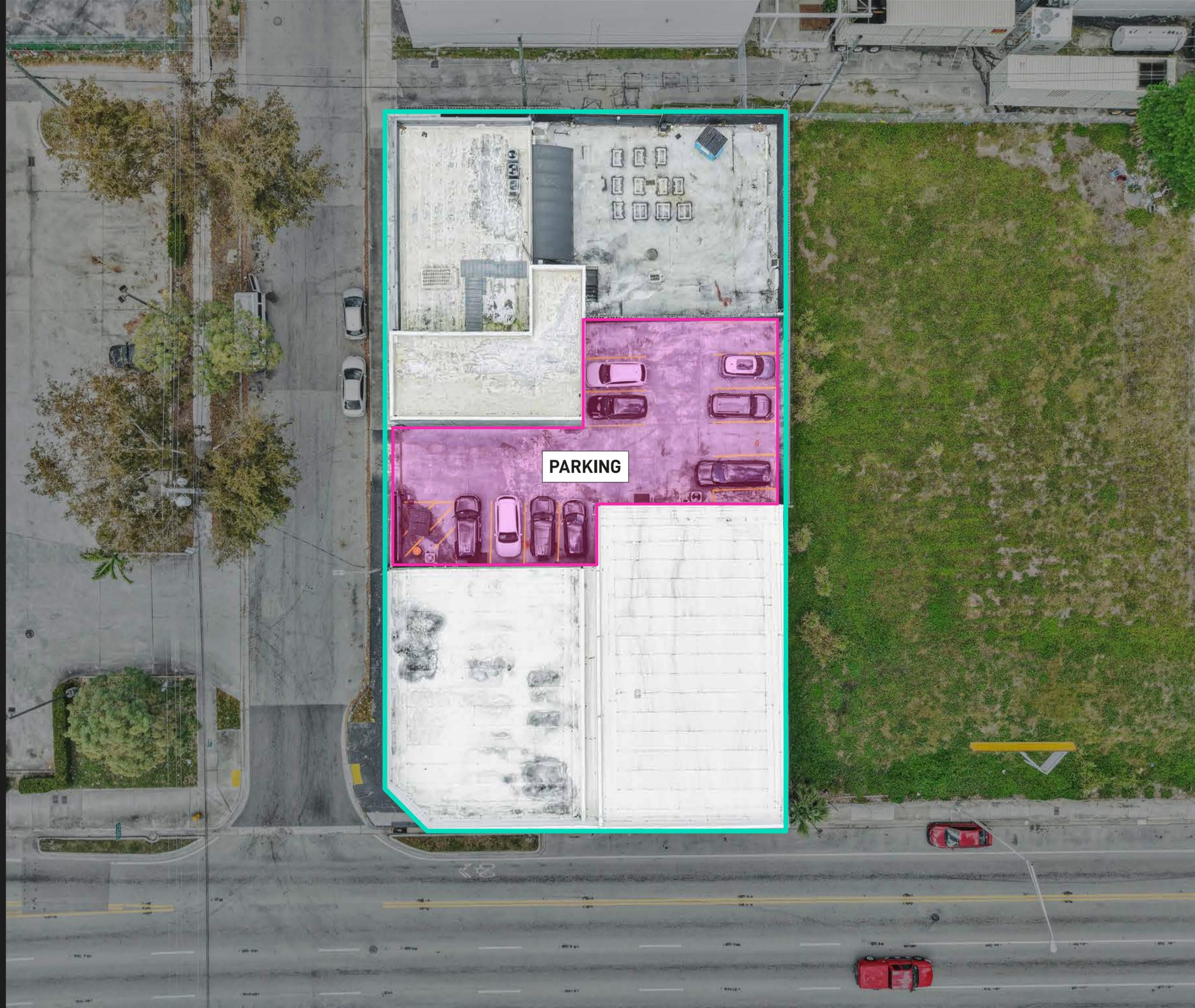
New roof



Flood X zone of minimal flood concern FEMA

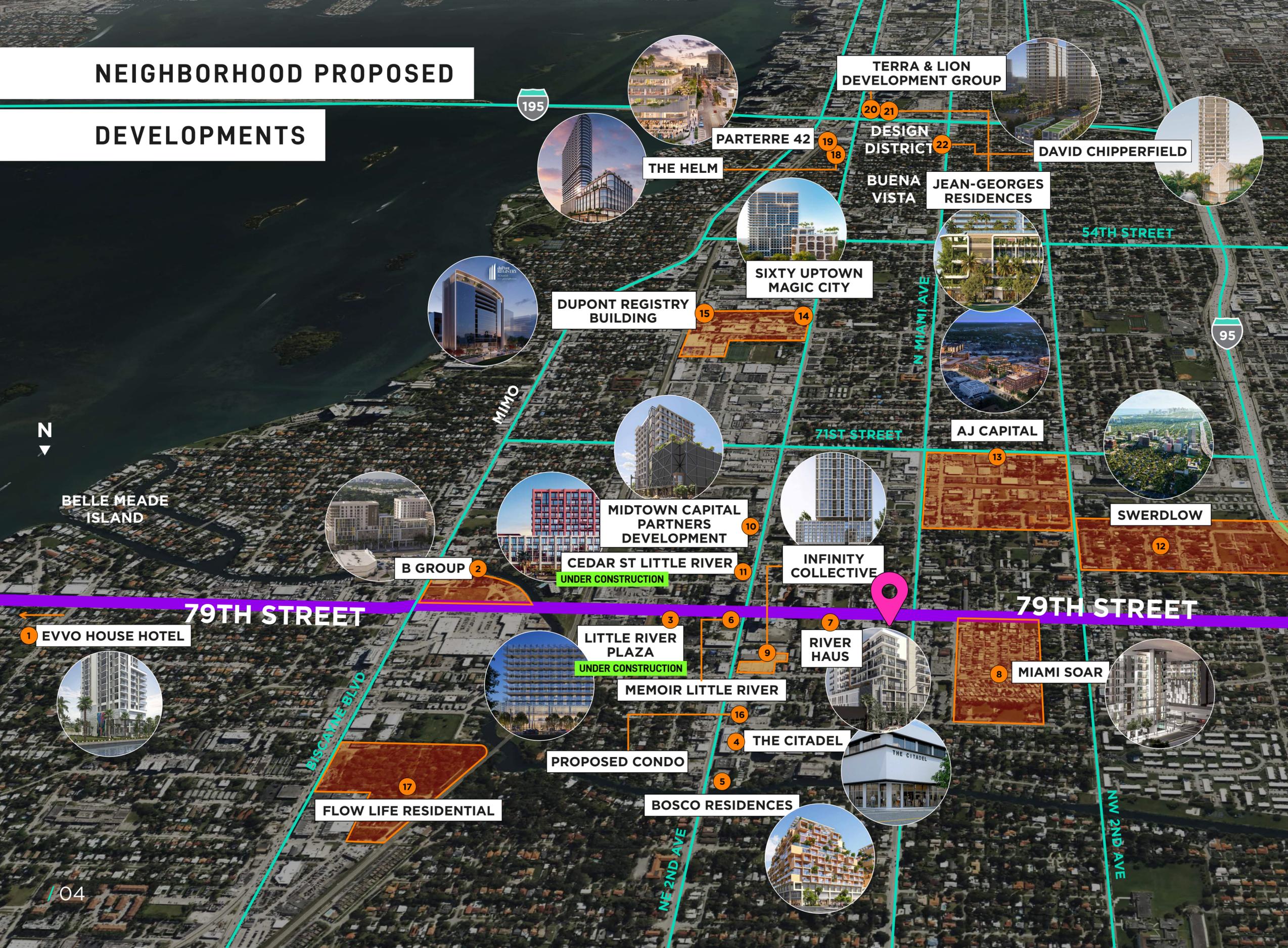


Car dealership use is approved



# NEIGHBORHOOD PROPOSED

## DEVELOPMENTS



- 1 **EVVO HOUSE HOTEL / 8001 NE Bayshore Ct**  
A 12-story, 81-room boutique 59,000 SF hotel.
- 2 **B GROUP / 7880 BISCAYNE BLVD**  
Mixed-use retail multifamily, 379 units proposed
- 3 **LITTLE RIVER PLAZA / 279 NE 79th St**  
250-unit apartment building & 200 parking spaces.
- 4 **THE CITADEL / 8300 NE 2nd Ave**
- 5 **BOSCO RESIDENCES / 8400 NE 1 PL**  
300+ unit mixed-use condo/retail project.
- 6 **MEMOIR LITTLE RIVER / 7937 NE 2nd Ave**  
375 apartments , 140,000 SF of Class A office.
- 7 **RIVER HAUS / 123 NE 79th St**  
Proposed 218,546 SF mixed-use development, 154 apartments and 5,200 SF of commercial space.
- 8 **MIAMI SOAR / 8050 NW Miami Ct**  
SFL-3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.
- 9 **INFINITY COLLECTIVE / 8038 NE 2nd Ave**  
454 apartments, plus 19,900 SF of commercial space.
- 10 **MIDTOWN CAPITAL PARTNERS DEVELOPMENT / 7501 NE 2nd Ave**  
22-story building with 348 residential units.
- 11 **CEDAR ST LITTLE RIVER / 7715 NE 2nd Ave**  
191 units and 8,000+ SF of retail.
- 12 **SWERDLOW / 530 NW 75th St**  
7,513 units and over 600,000 SF of commercial space with a Tri-Rail station.
- 13 **AJ CAPITAL / 301 NW 71st St**  
Nearly 25-acre assemblage mixed-use project.
- 14 **SIXTY UPTOWN MAGIC CITY / 6161 NE 3rd Ave**  
25 stories, 349 luxury apartment units, over 500,000 SF of office, retail, and restaurant space.
- 15 **DUPONT REGISTRY BUILDING / 5972 NE 4th Ave**  
Office and car storage Building.
- 16 **PROPOSED CONDO / 8272 NE 2nd Ave**  
Proposed 69 residences by Renown Architect.
- 17 **FLOW LIFE RESIDENTIAL / 8500 BISCAYNE BLVD**  
2,300 multifamily units by Adam Neumann
- 18 **THE HELM / 4201 NE 2nd Ave**  
36-story mixed-use tower, 162 branded residences, 116 affordable rental apartments, 83,000+ SF of office space, 50,000 SF of retail/dining.
- 19 **PARTERRE 42 / 4201 NE 2nd Ave**  
A 500,000-square-foot office and retail building with indoor-outdoor workspaces and extensive terraces.
- 20 **RESIDENCES AT THE DESIGN DISTRICT / 3801 & 3883 Biscayne Blvd**  
Two 20-story towers, 164 luxury units, townhomes, and a branded hotel
- 21 **JEAN-GEORGES MIAMI TROPIC RESIDENCES / 3501 NE 1st Ave**  
A 48-story luxury high-rise, 329 condos and a signature restaurant on the ground floor.
- 22 **CHIPPERFIELD TOWER / 39 NE 39th St**  
26-story residential tower, 143 condominiums and a hotel.



# CONTEXT MAP

NORTH BEACH

MIAMI BEACH

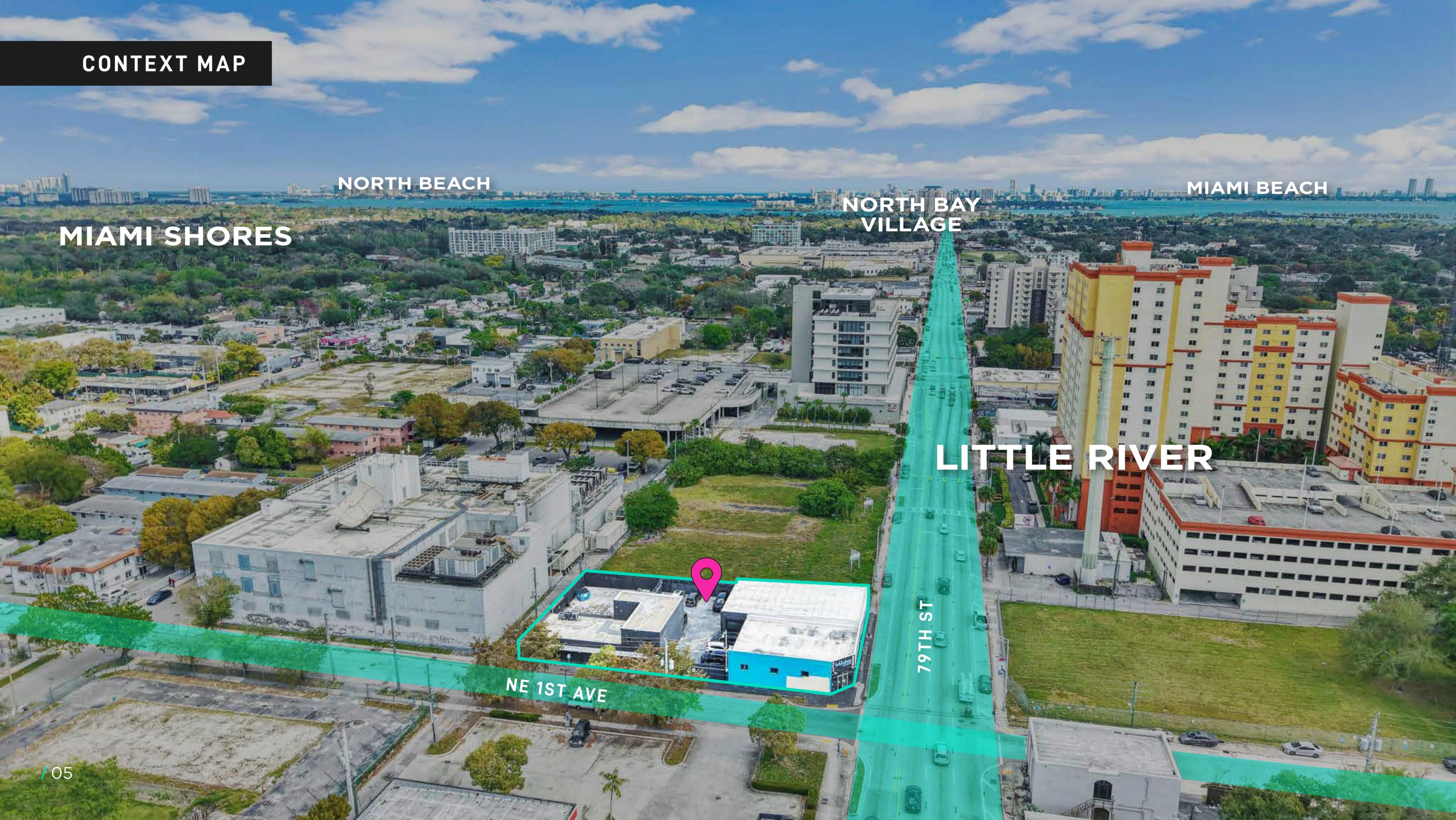
MIAMI SHORES

NORTH BAY VILLAGE

LITTLE RIVER

NE 1ST AVE

79TH ST



AERIAL





bellyboo  
prints

BICYCLE  
MAY USE  
FULL LANE

NO PARKING  
EXCEPT FOR  
LOADING AND UNLOADING

AutoZone

14th Street Ave  
Main St. Entrance

INTERIOR IMAGES





# GRIDLINE PROPERTIES

## 101 NE 79TH ST

READY TO SCHEDULE A TOUR?  
CONTACT US

### JONATHAN EISMANN

Senior Associate



305.282.1862

jeismann@gridlineproperties.com

### ALFREDO RIASCOS

Broker / Principal



786.325.5647

ariascos@gridlineproperties.com

[www.gridlineproperties.com](http://www.gridlineproperties.com)

[info@gridlineproperties.com](mailto:info@gridlineproperties.com)

305.507.7098

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