

Disruptive.

OJALDE
GROUP REALTY

AVAILABLE FOR SALE

101 NE 79th Street





Disruptive Real Estate & Olalde Group Realty are proud to exclusively present the opportunity to purchase 101 NE 79th Street, a **freestanding retail** and **creative office building** with rare curb appeal and private gated parking on the main NE 79th Street corridor in **Little River**. The full glass storefront, bright open interiors, and practical layout give the property a polished street presence and a flexible day-to-day workspace that reads as both professional and creative the moment you arrive.

For an **owner-user**, this is an easy move-in. The interior includes two private offices, a large conference room, and a renovated restroom no waiting on build-outs or guessing at fit.

For an **investor**, the address and configuration make lease-up straightforward. Visibility on 79th Street attracts tenants who pay for convenience. Gated parking is a genuine differentiator here, and the open plan keeps tenant improvements efficient.

This commercial asset benefits from proximity to Miami’s top neighborhoods, including Wynwood, Edgewater, the Design District, and Midtown, with easy access to major roadways like I-195 and I-95. Miami Beach, Downtown, and the Arts & Entertainment District are just a short drive away, ensuring a steady flow of visitors and potential customers.

Zoning T6-8-O adds long-term flexibility. Owners can operate for income now while maintaining a clear path to a mixed-use program when the market cycle makes sense. That combination of immediate utility and optionality gives this address strategic value.

Property *Description*

101 NE 79th Street is a freestanding retail and office building with a flexible layout that works equally well for an open-concept workspace or showroom-style retail.

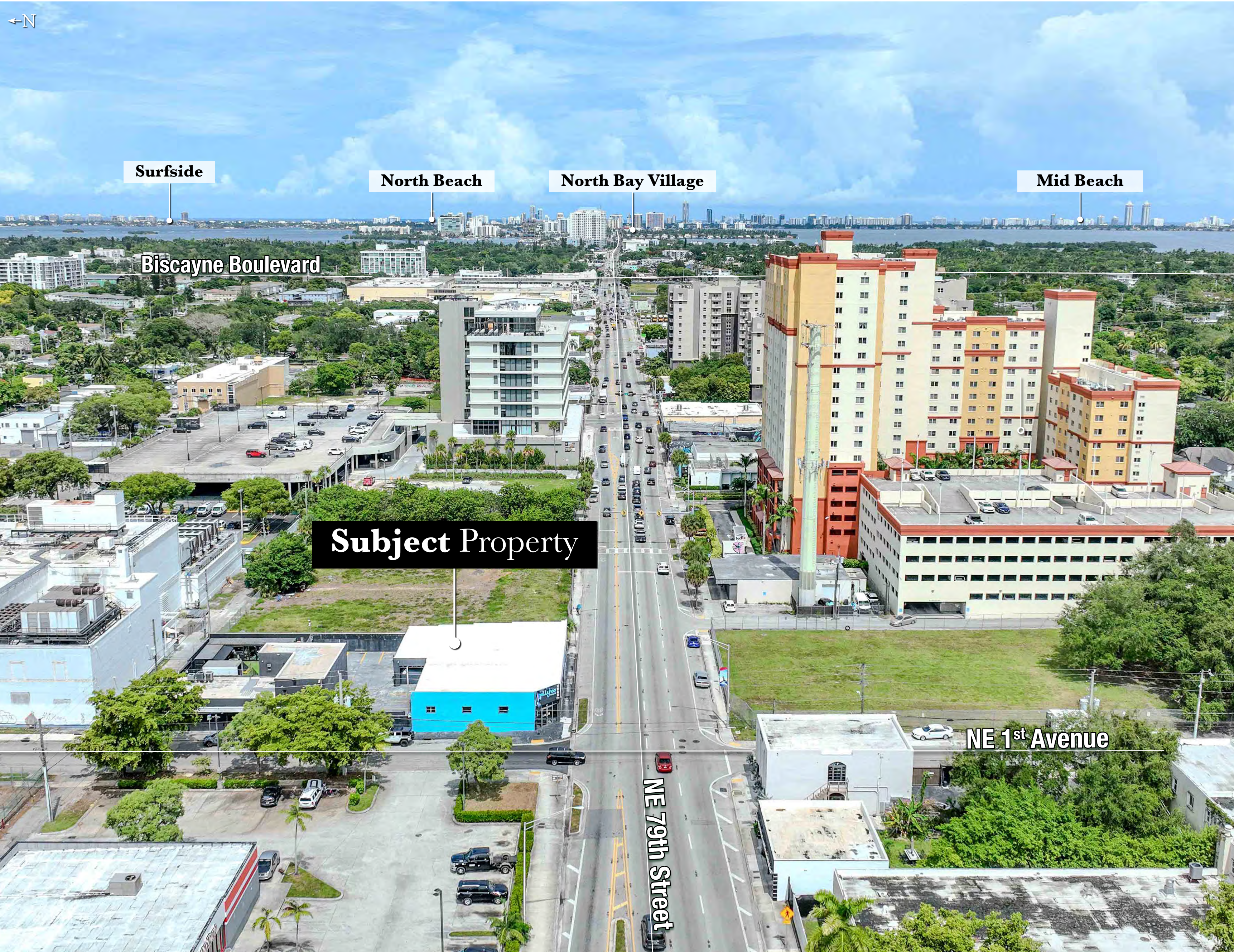
The newly renovated build-out includes two private offices, a large conference room, and a renovated restroom, making it move-in ready.

Floor-to-ceiling impact windows give the property a modern, storefront presence with abundant natural light. A secure, gated parking lot serves staff and visitors, while prominent frontage along NE 79th Street offers excellent visibility and signage opportunities.



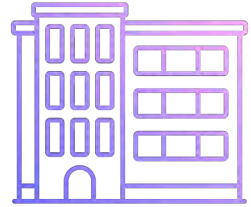
Property *Details*

Address:	101 NE 79th Street, Miami, FL 33138
Folio ID:	01-3112-012-0020
Building Area:	6,012 SF
Lot Size:	10,541 SF 0.23 Acres
Zoning:	T6-8-O
Building Height:	Single Story (1)
Ceiling Height:	20’
Parking:	12 Spaces - private gated lot
Asking Price:	\$4,100,000



Prime Location on NE 79th Street

Situated along Little River’s main commercial artery, the property enjoys exceptional visibility and easy connectivity to Biscayne Boulevard, I-95, and the greater Miami core.



Revitalizing Growth Corridor

Little River and neighboring Shorecrest are experiencing rapid transformation, with more than 3,000 new residential units underway—fueling strong demand for retail, office, and creative flex space.



Constrained Supply, Strong Demand

Most existing buildings on NE 79th Street are small and dated, with virtually no new construction in recent years. Vacancy along the corridor remains in the low single digits, creating real scarcity value.



Branding Power & Exposure

The property’s freestanding design, modern façade, and commanding frontage deliver high-impact signage opportunities with strong visibility to both pedestrian and vehicular traffic.

Neighborhood *Tenants*

OSTERIA



YouFit
GYMS

ROAMI



The Plantisserie
plant-based organic deli and market

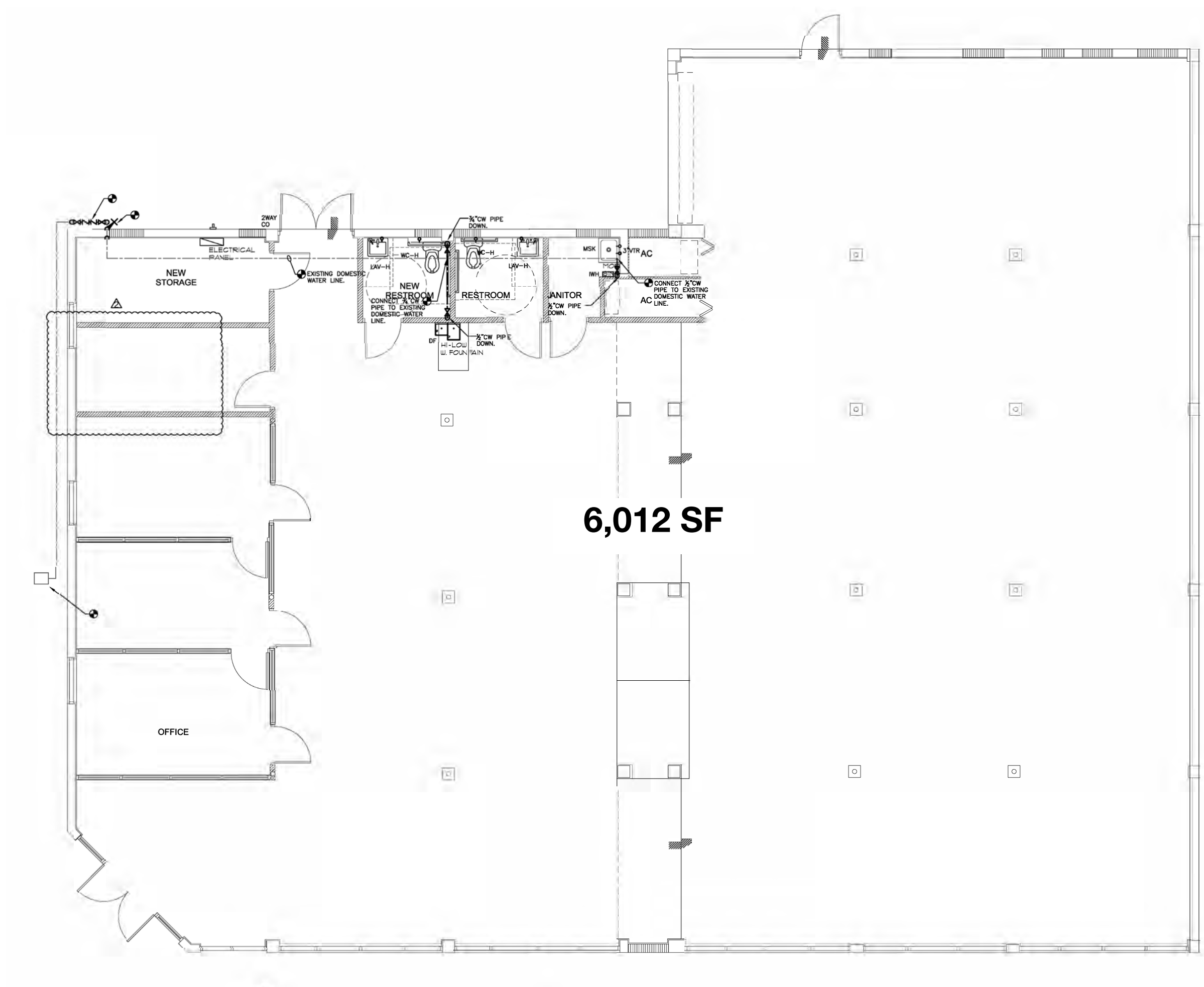
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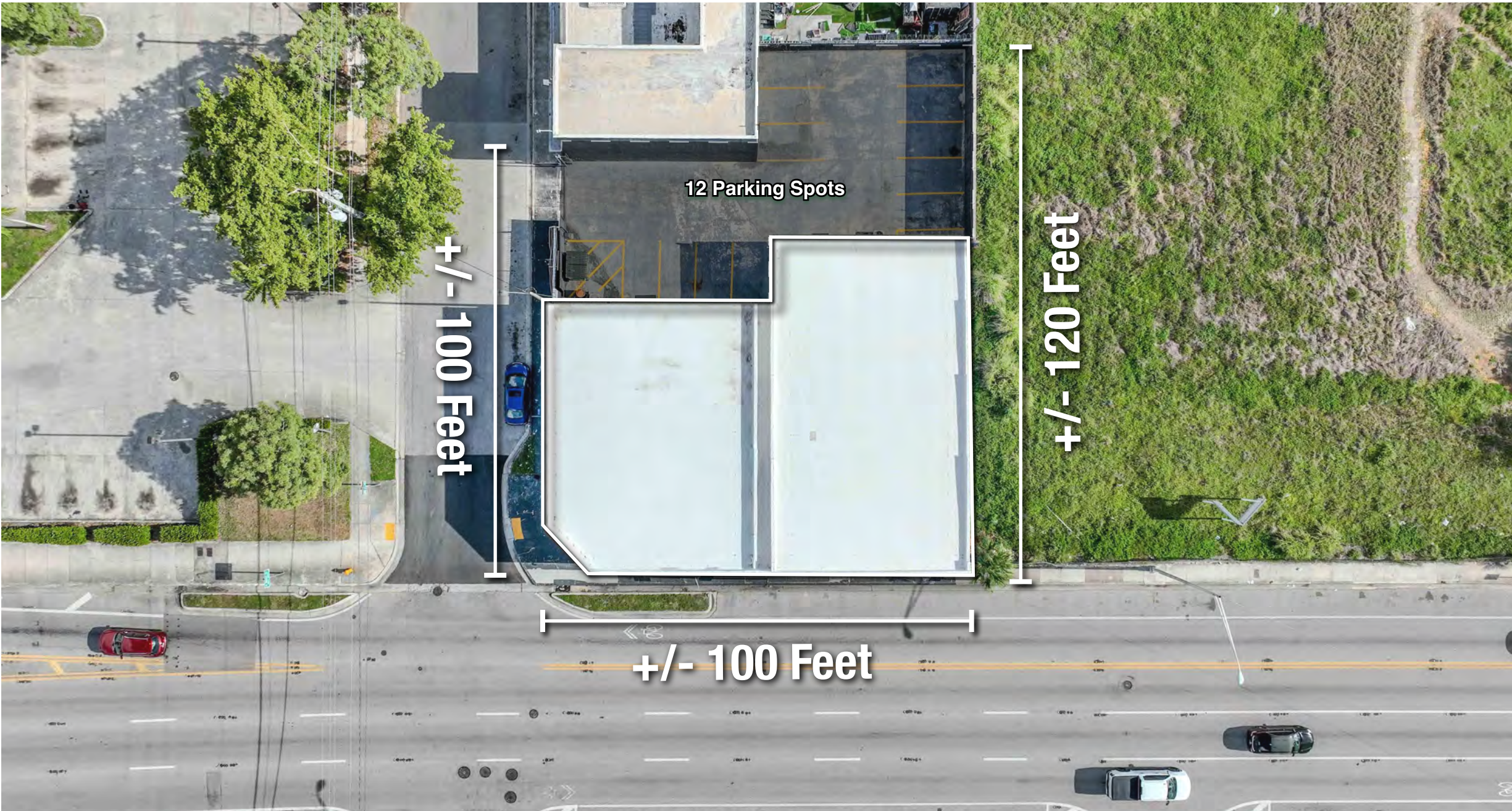
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SUSHI • SAKÉ • TAPAS

LA NATURAL

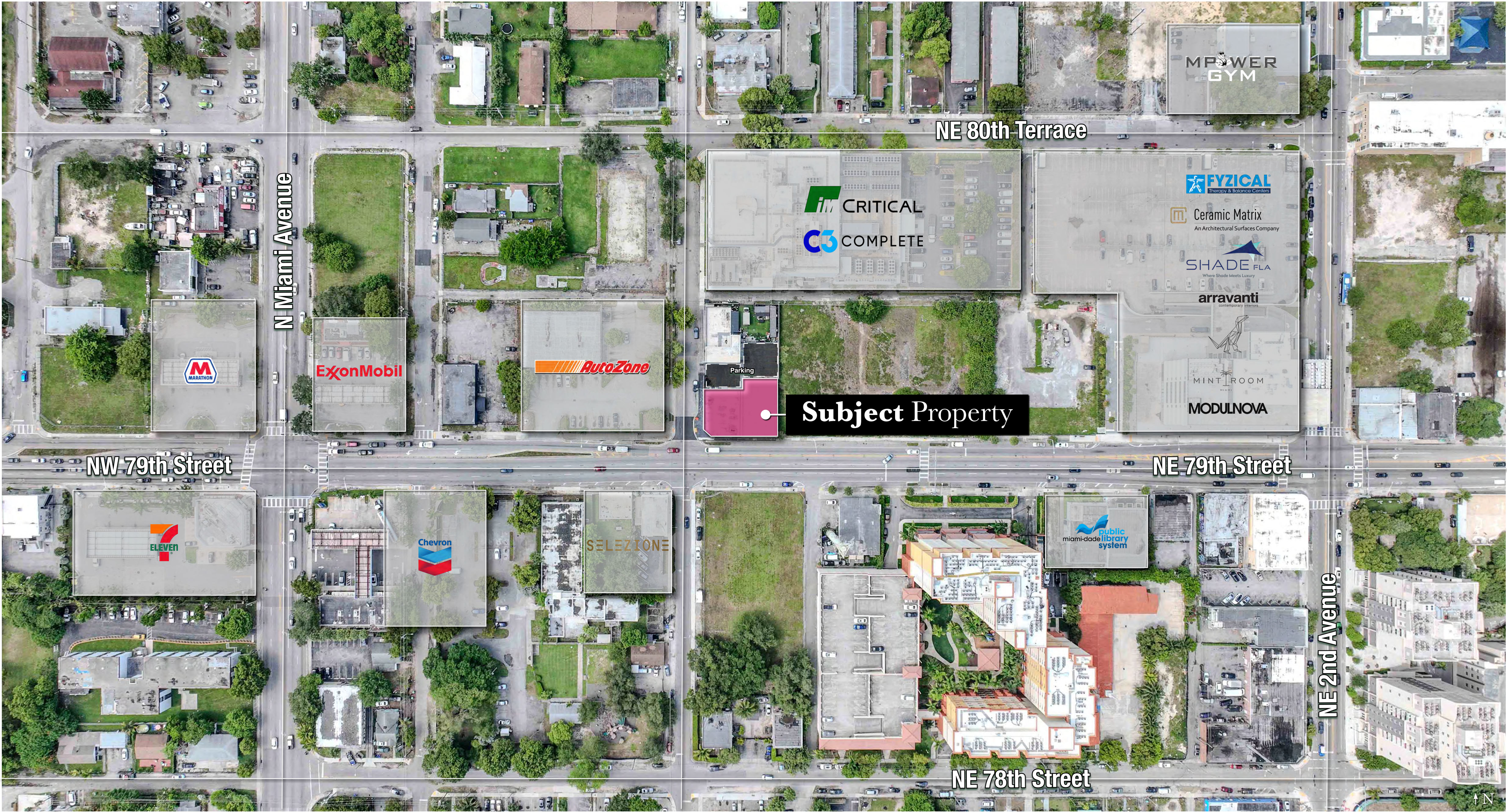


LEGACY













1



Building Size: 2,126 SF

Lot Size: 9,160 SF

Sold: March 2025

Price: \$1,000,000 (\$470 PSF)

2



Building Size: 2,006 SF

Lot Size: 12,900 SF

Sold: January 2025

Price: \$2,745,000 (\$1,368 PSF)

3



Building Size: 12,740 SF (3 folios)

Lot Size: 22,740 SF

Sold: August 2024

Price: \$5,175,500 (\$401 PSF)

4

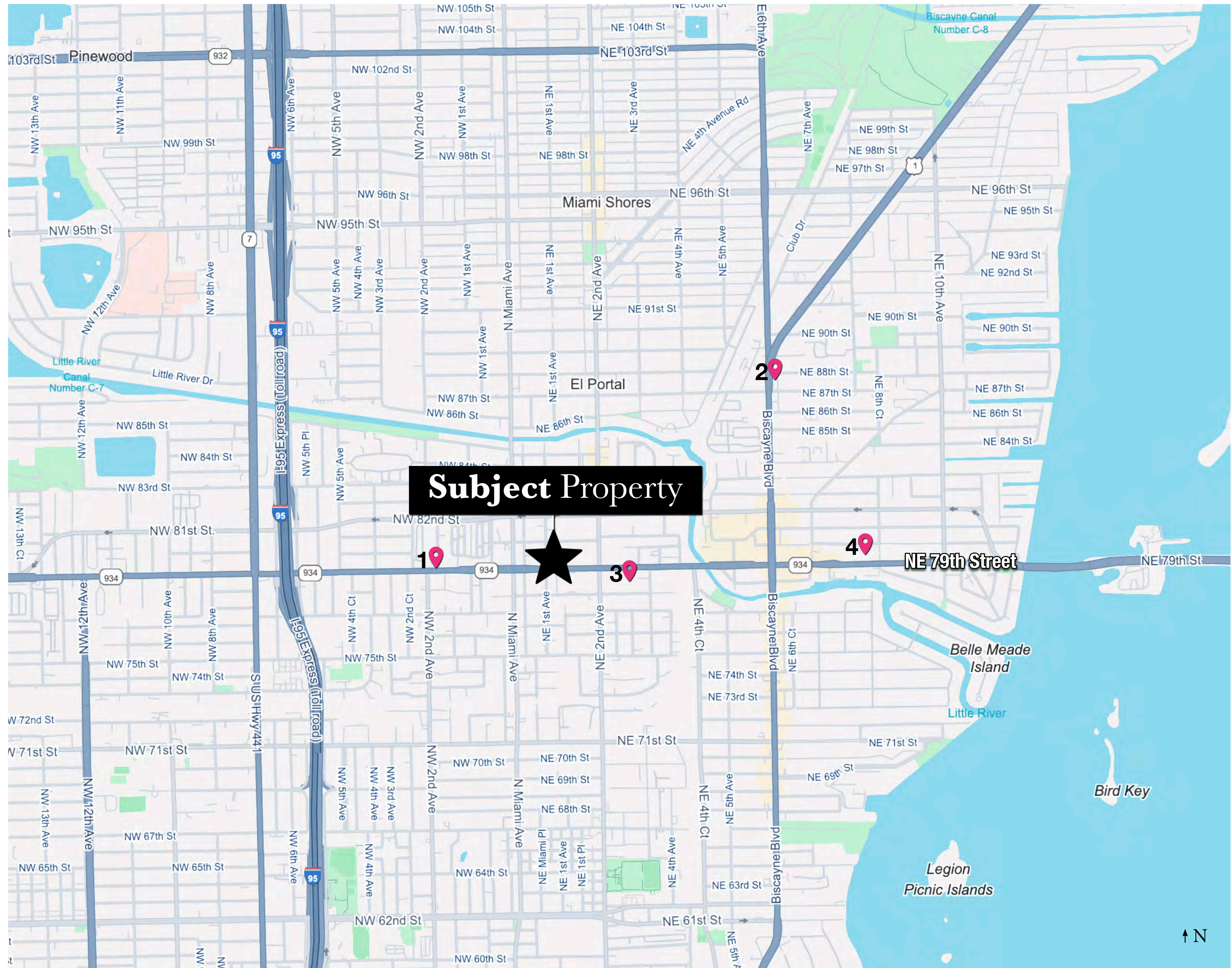


Building Size: 5,177 SF

Lot Size: 12,632 SF

Asking Price: \$3,250,000 (\$628 PSF)

Notes: Competitive comp in close proximity; attractive but not as turnkey as subject property.





Nestled in one of Miami’s fastest-growing areas, Little River has experienced a remarkable surge of investment and development in recent years, cementing its status as a prime location for businesses seeking a strategic foothold in Miami. Once a grid of neglected warehouses and strip malls, Little River has transformed into one of Miami’s most vibrant cultural and creative enclaves. One of the key factors contributing to Little River’s rapid growth is its exceptional proximity to prominent districts and corridors that drive Miami’s economic pulse. A few blocks away is the world renowned Miami Design District, a hub of luxury fashion, art galleries, and exquisite dining experiences.

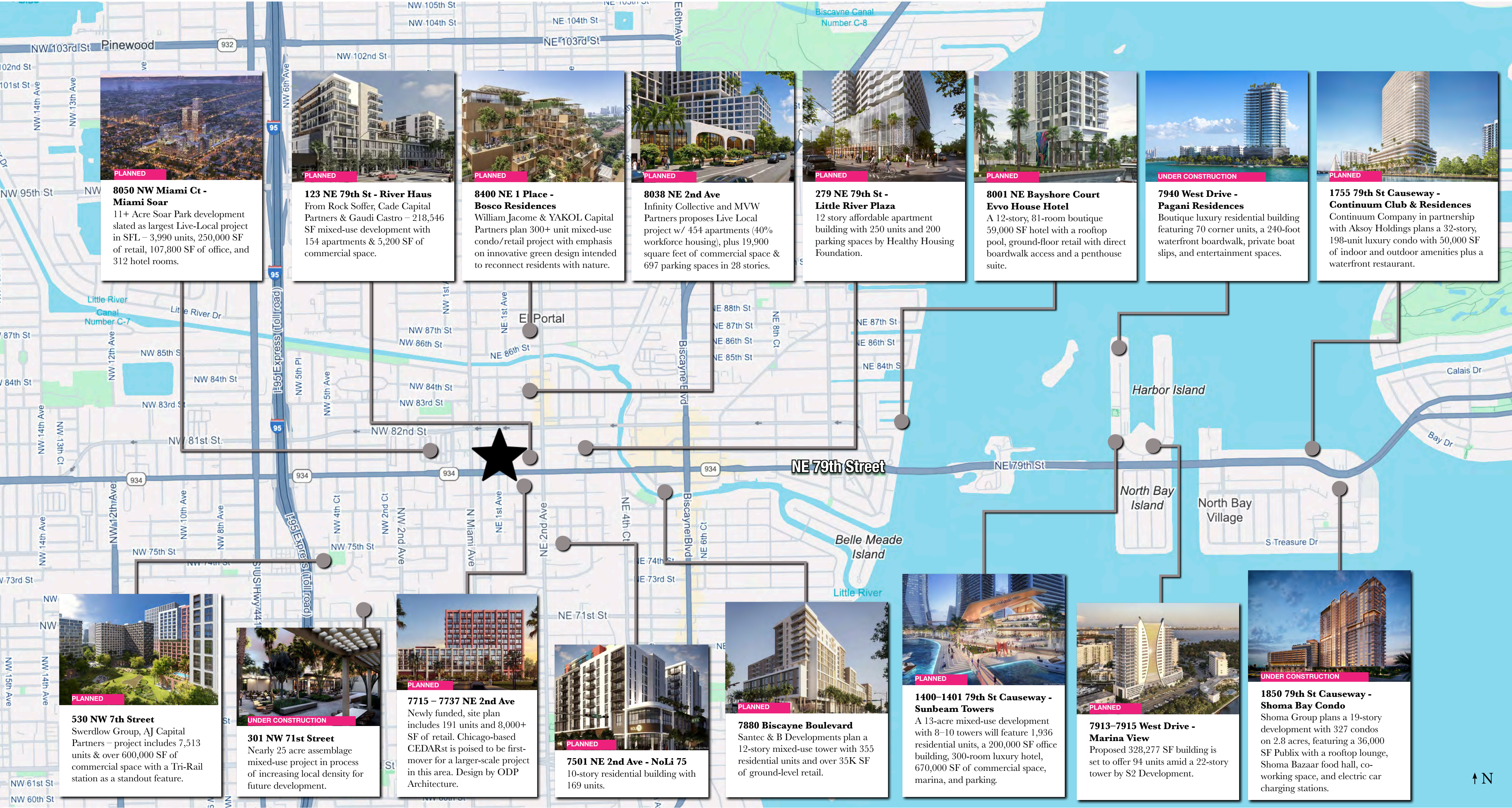
Situated along the coveted Biscayne Corridor, Little River enjoys seamless connectivity and accessibility to Miami Beach, a world-renowned destination for tourism, entertainment, and leisure. Major transportation arteries such as Biscayne Boulevard, North Miami Avenue, I-95, the 79th Street Causeway, and the 195 are also conveniently located near the property. Beyond its strategic location, Little River exudes a unique character and charm. The neighborhood boasts a vibrant arts and culture scene, with an array of eclectic galleries, studios, and venue spaces.

At its heart is Sunny’s Steakhouse, a whimsical and lively hotspot where live-fire steaks and twinkle-lightcovered banyan trees attract trendsetters and visitors alike. Culinary excellence abounds with Michelin-starred Ogawa, offering Tokyo-imported omakase artistry, and La Natural, renowned for its neo-Neapolitan pizzas and natural wines. Anchoring the neighborhood is The Citadel, a bustling food hall with rooftop cocktails and a communal atmosphere. This dynamic energy extends to the arts, with galleries like Primary and the upcoming Oolite Arts campus, promising to cement Little River’s status as a creative hub.

Meanwhile, the MiMo District, stretching along Biscayne Boulevard, revitalizes 1950s Miami Modern architecture into a buzzing lifestyle destination. Retro gems like the Vagabond Hotel and reimagined motels such as the New Yorker blend nostalgic charm with modern amenities. Community spaces like Legion Park, with its farmers’ market and yoga classes, underscore the district’s welcoming vibe, while culinary favorites like Blue Collar and El Bagel define its growing reputation as a foodie haven. MiMo’s low-rise charm and boutique appeal make it a sought-after destination for both residents and visitors.

Together, Little River and MiMo exemplify Miami’s transformation through vision and investment. From Little River’s artistic pulse to MiMo’s retro-modern allure, these neighborhoods combine culture, commerce, and community, offering compelling growth stories that redefine Miami’s urban landscape.







\$28,500,000

55 Miracle Mile

Retail + Office | **Sold** - June 2025



\$12,500,000

976 Arthur Godfrey

Development Site | **Sold** - Dec 2025



\$53,000,000

1300 S Miami Avenue

Hotel | **Sold** - October 2023



\$22,500,000

2947 NE 4th Avenue

Development Site | **Sold** - October 2022



\$54,000,000

31-95 NW 29th Street

Development Site | **Sold** - Dec 2021



\$5,350,000

1000 NW 23rd Street

Industrial | **Sold** - July 2021



\$38,000,000

6747-6757 Collins Avenue

Development Site | **Sold** - August 2019



\$22,000,000

3700 NE 2nd Avenue

Mixed Use | **Sold** - Dec 2017



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