

FOR LEASE · AVAILABLE OCT 15, 2026

SHOWROOM + FENCED LOT ON NE 79TH STREET

830 NE 79th St, Miami, FL 33138 · West section

27,600

VEHICLES / DAY ON NE 79TH
ST

1,322

SQ FT INTERIOR

3,350

SQ FT FENCED LOT

\$5,500

/ MONTH · TAXES INCLUDED

A high-visibility showroom with a fully fenced lot on NE 79th Street, about three blocks east of Biscayne Boulevard — pre-leasing now for October 15, 2026. Lease directly with the owner.

PROPERTY HIGHLIGHTS

- ✓ 1,322 sq ft showroom with 12 ft ceilings and large glass storefront
- ✓ 9 ft roll-up door / service bay, counter, rear office, storage
- ✓ Fully fenced 67' × 50' paved lot with front rolling gate
- ✓ Signage visible from 79th Street
- ✓ Two restrooms, HVAC, parking
- ✓ Quick access to the 79th Street Causeway and Miami Beach
- ✓ Same owner since 1986

IDEAL FOR

Scooter sales & service

Car sales

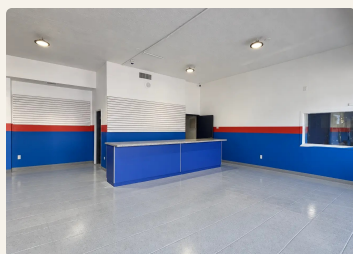
Golf cart sales & service

Car rental

Retail / showroom

Other small business

Not available for auto repair use. The east side of the building is leased to an established auto repair shop.



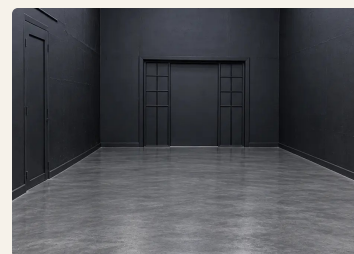
Showroom with service counter



Glass entrance and roll-up door



Restrooms and rear office access



Service bay / storage area

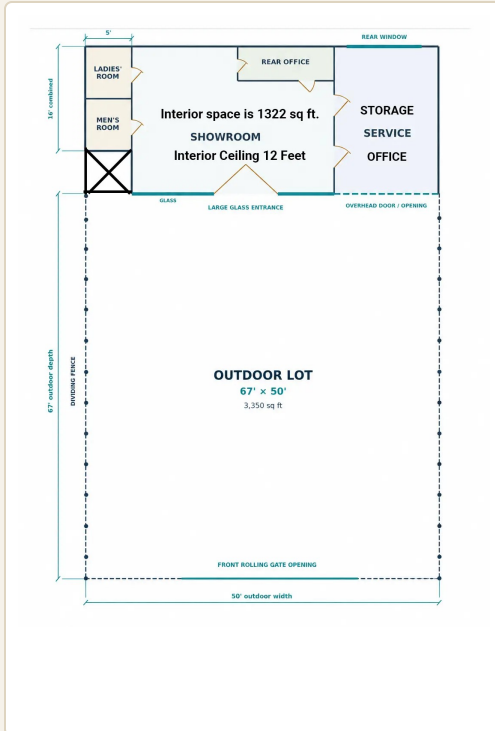
SCHEDULE A SHOWING

(786) 321-5094

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THE SPACE

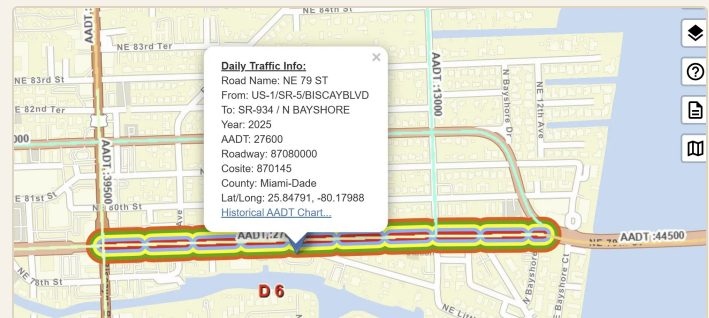
West section · floor plan sketch, not to scale



ADDRESS	830 NE 79th St, Miami, FL 33138
AVAILABLE SECTION	West side
INTERIOR	1,322 sq ft
OUTDOOR LOT	67' x 50' · 3,350 sq ft, fully fenced
CEILING HEIGHT	12 ft
ROLL-UP DOOR	9 ft high · standard service-bay width
RESTROOMS	2 (ladies' and men's)
RENT	\$5,500 / month
LEASE TYPE	Modified net — property taxes included in rent; tenant pays insurance & maintenance
AVAILABLE	October 15, 2026
ZONING	Automotive or Marine — tenant to verify with Miami-Dade

WHY THIS LOCATION

- ✓ Strong visibility on NE 79th Street — about 27,600 vehicles per day (FDOT, 2025)
- ✓ Approximately three blocks east of Biscayne Boulevard
- ✓ Convenient connection toward the 79th Street Causeway and Miami Beach
- ✓ Long-established history of commercial automotive occupancy
- ✓ Established commercial activity on both sides of the building
- ✓ Direct leasing contact with the owner



FDOT 2025 average daily traffic, NE 79th St between Biscayne Blvd and N Bayshore Dr



Aerial view — 830 NE 79th St

Information is believed to be reliable but is not guaranteed and is subject to change, withdrawal, prior lease, and execution of a mutually acceptable lease agreement. Any reference to prior, current, grandfathered, nonconforming, automotive, vehicle-related, repair, sales, rental, scooter, golf cart, or other uses is provided for general informational purposes only and does not constitute a representation, warranty, or guarantee that any proposed use is permitted. Prospective tenants must independently verify zoning, Certificate of Use, licensing, permitting, occupancy, environmental, operational, and suitability requirements with applicable governmental agencies and qualified professionals before entering into a lease.

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