



FOR LEASE

**PRIME BODY SHOP SPACE
WITH GRANDFATHERED
USE IN ALLAPATTAH**

MIAMI, FL 33142

2395 NW 36TH ST
MOVE IN READY

\$10K MONTH

LEASE PRICE

5,000 SF

BUILDING SIZE

BODY SHOP

CURRENT USE

T-6-8-O

ZONING



LOCATION ADVANTAGES

- Frontage on NW 36th Street
- High daily traffic exposure
- Excellent drive-by visibility
- Centrally located in Miami
- Surrounded by active commercial uses
- Convenient access for customers and vendors

FAUSTO COMMERCIAL PRESENTS

Rare opportunity to lease a fully operational auto body shop with grandfathered use along highly trafficked NW 36th Street. In today's market, spaces like this are increasingly difficult to find, especially for automotive users requiring specialized use rights. The property offers immediate functionality for body shop operations, making it ideal for tenants seeking a smooth transition with minimal setup time. A strong storefront presence and prime corridor positioning make this an excellent opportunity for operators looking to grow their business.

PROPERTY HIGHLIGHTS

- 10,638 SF Lot Size
- Auto-focused setup
- Minimal startup delays
- Move-in ready potential
- Ideal for expansion
- Strong commercial presence

EXCLUSIVELY LISTED BY



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