



## 2319 NW 27TH AVE MIAMI, FL 33142

### HIGH-EXPOSURE FREESTANDING AUTO SHOP IN ALLAPATTAH

Rare opportunity for an automotive user to lease a freestanding auto shop property in the heart of Miami's Allapattah neighborhood. The property offers excellent exposure along NW 27th Avenue, with 37,000+ vehicles passing daily, making it ideal for automotive repair, detailing, tire service, or similar automotive uses.

The building totals 3,375 SF and sits on a 4,700 SF lot, featuring two ground-floor roll-up doors, strong street visibility, and on-site parking. Opportunities to lease functional automotive space with direct frontage on NW 27th Ave are increasingly rare, particularly at affordable rental terms.

Located just minutes from Downtown Miami, Wynwood, and the Miami Health District, the property benefits from strong surrounding residential density and a high-traffic commercial corridor.

**LEASE PRICE: \$7,500/MONTHLY**

**Lot Size: 4,700 SF**

**Building Size: 3,375 SF**

**Zoning: T6-8-O**

**Year Built: 1946**



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