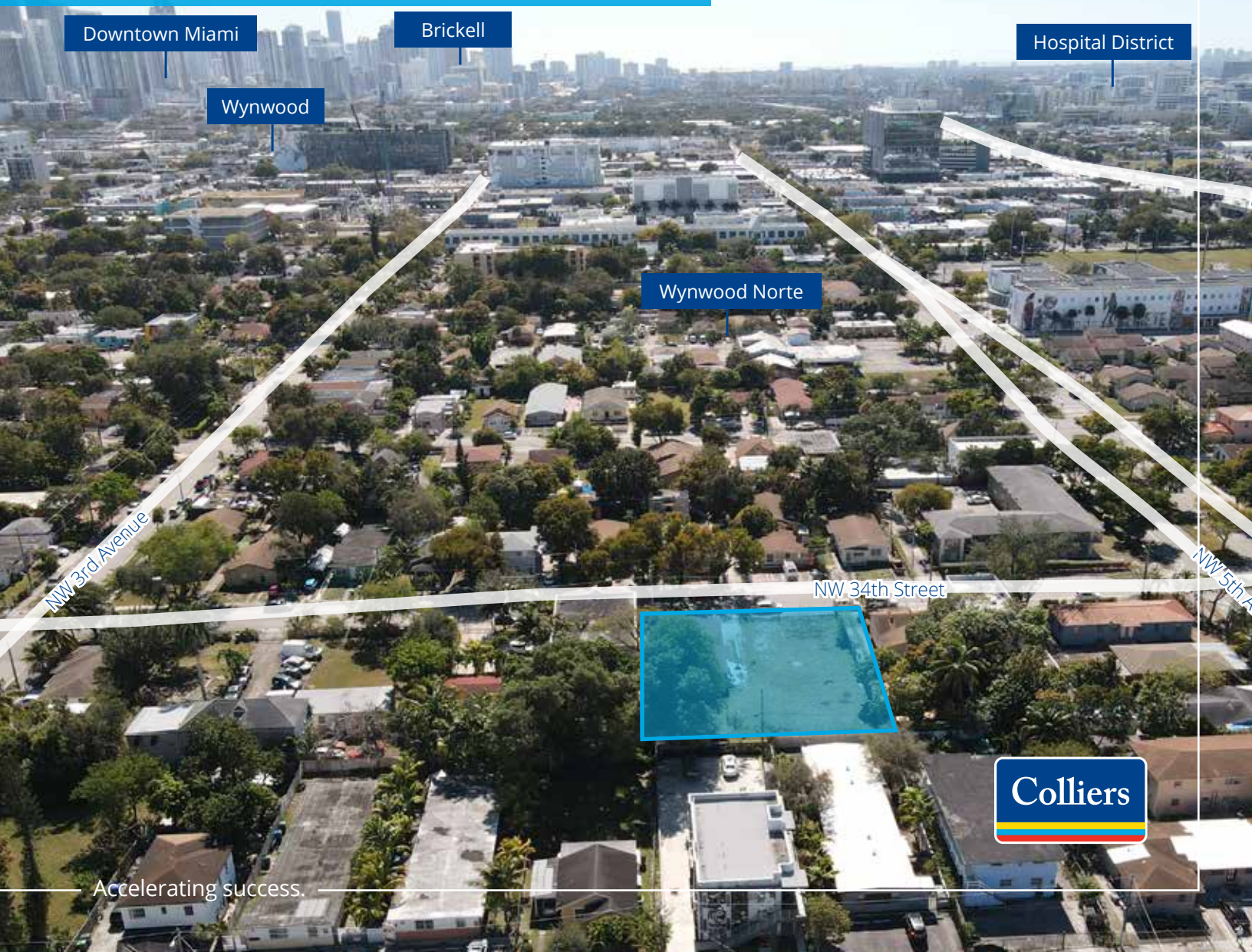


For Sale: Wynwood Norte

401-413 NW 34th St.
Miami, FL



Downtown Miami

Brickell

Hospital District

Wynwood

Wynwood Norte

NW 3rd Avenue

NW 34th Street

NW 5th Avenue

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Property Overview

Wynwood Norte is a unique multi-generational 207-acre neighborhood, which is centrally located within the downtown Miami boundary in proximity to transit, schools and job centers. It is in the area north of 29th Street nestled between Wynwood, Midtown, Allapattah, and I95/Buena Vista. Wynwood Norte is 10% of the total urban core area in Miami. The subject site is on the verge of realizing a significant up zoning of density as well as other benefits for redevelopment. Currently, it features a duplex, which provides income while reducing risks during planning for development. Please do not disturb existing tenants.

Lot size: 14,300 SF (0.32 acres)

Zoning: Pending an up-zoning to high-density multifamily residential on Feb. 28, 2021

Proposed buildable units: 65-150 units per acre

Asking Price: \$1,000,000

The property's strategic positioning offers the following advantage:

- increased job accessibility
- 82% of households are renters
- more than 4 major schools nearby
- close proximity to Interstate 95 and Interstate 195.
- quick access the shops, retail and restaurants in Wynwood and Midtown.
- close proximity to Downtown Miami, Miami Beach and Port Miami.
- scarcity of inventory in Miami-Dade marketplace
- central location in Miami-Dade County

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