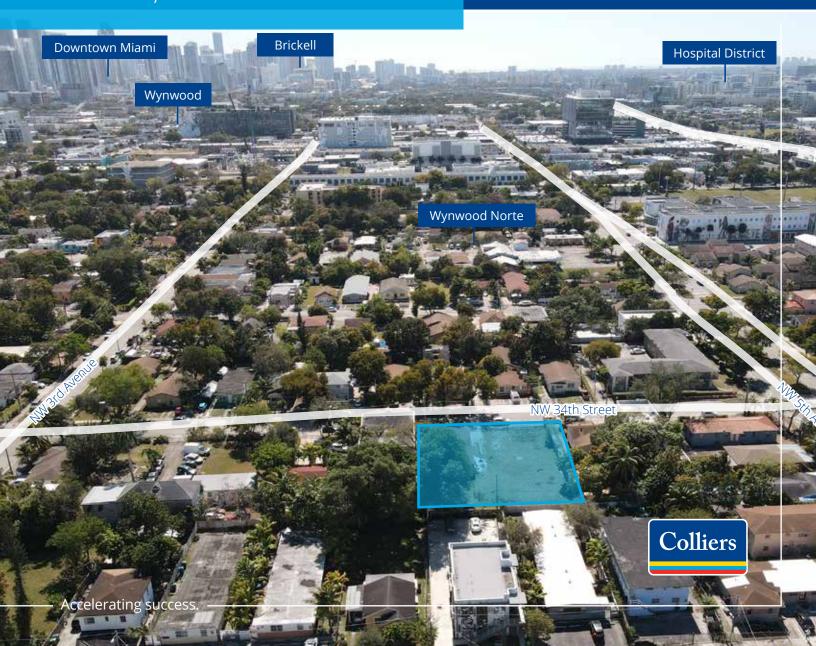
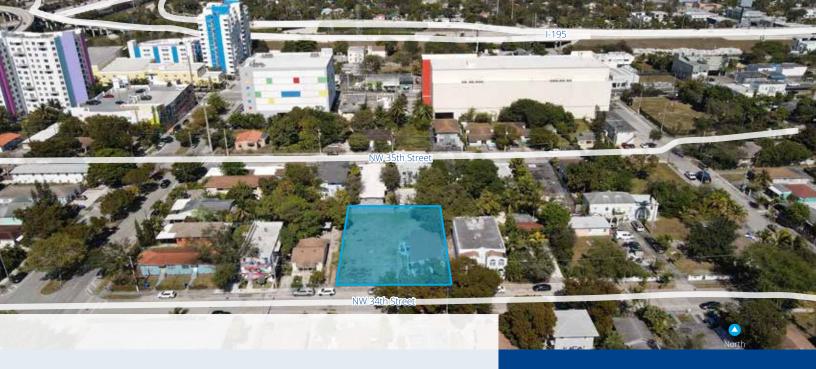
# For Sale: Wynwood Norte

401-413 NW 34th St. Miami, FL





## **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

### Virgilio Fernandez

Associate +1 305 613 4507 virgilio.fernandez@colliers.com

### **Julian Zuniga**

Associate +1 786 547 0153 julian.zuniga@colliers.com

### Mitash Kripalani, CCIM

Director +1 786 271 5598 mitash.kripalani@colliers.com

### **Gerard Yetming**

Executive Managing Director +1 786 517 4995 gerard.yetming@colliers.com

### **Colliers International Florida, LLC**

2121 Ponce de Leon Blvd Suite 1250 Coral Gables FL 33134 colliers.com



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