



**COVERED LAND PLAY IN WYNWOOD NORTE**

MIAMI, FL 33127

**270-272 NW 35TH ST**  
NO PARKING REQUIRED

**\$1,059,000**

LIST PRICE

**4,465 SF**

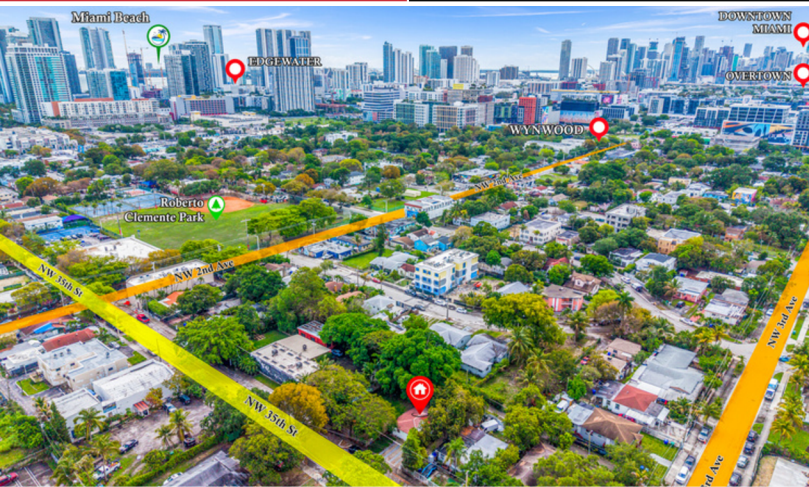
TOTAL LOT SIZE

**T4-R**

ZONING

**15**

POTENTIAL BUILDABLE UNITS



**FAUSTO COMMERCIAL PRESENTS**

Rare opportunity to acquire a development site in Wynwood Norte with strong upside and built-in flexibility. The property is improved with an existing duplex, allowing for interim income while plans move forward, or the option to pursue immediate redevelopment. Located in one of Miami's most active urban infill corridors, the site is well suited for developers seeking an efficient project in a high-demand rental market with multiple execution paths and long-term potential.

**INVESTMENT HIGHLIGHTS**

- 4,465 SF lot in Wynwood Norte (**NRD-2 overlay**)
- Up to 15 units by right
- **No parking required** (sub-20,000 SF project)
- Existing duplex for interim income
- High-growth location near Wynwood, Midtown, and the Design District

**ALLOWABLE USES**

MULTIFAMILY

RENTAL HOUSING

LIVE / WORK

RESIDENTIAL

EXCLUSIVELY LISTED BY



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