

# Entitled Boutique Hotel Site with Zoning Waiver for 60 keys with avenue to build 120



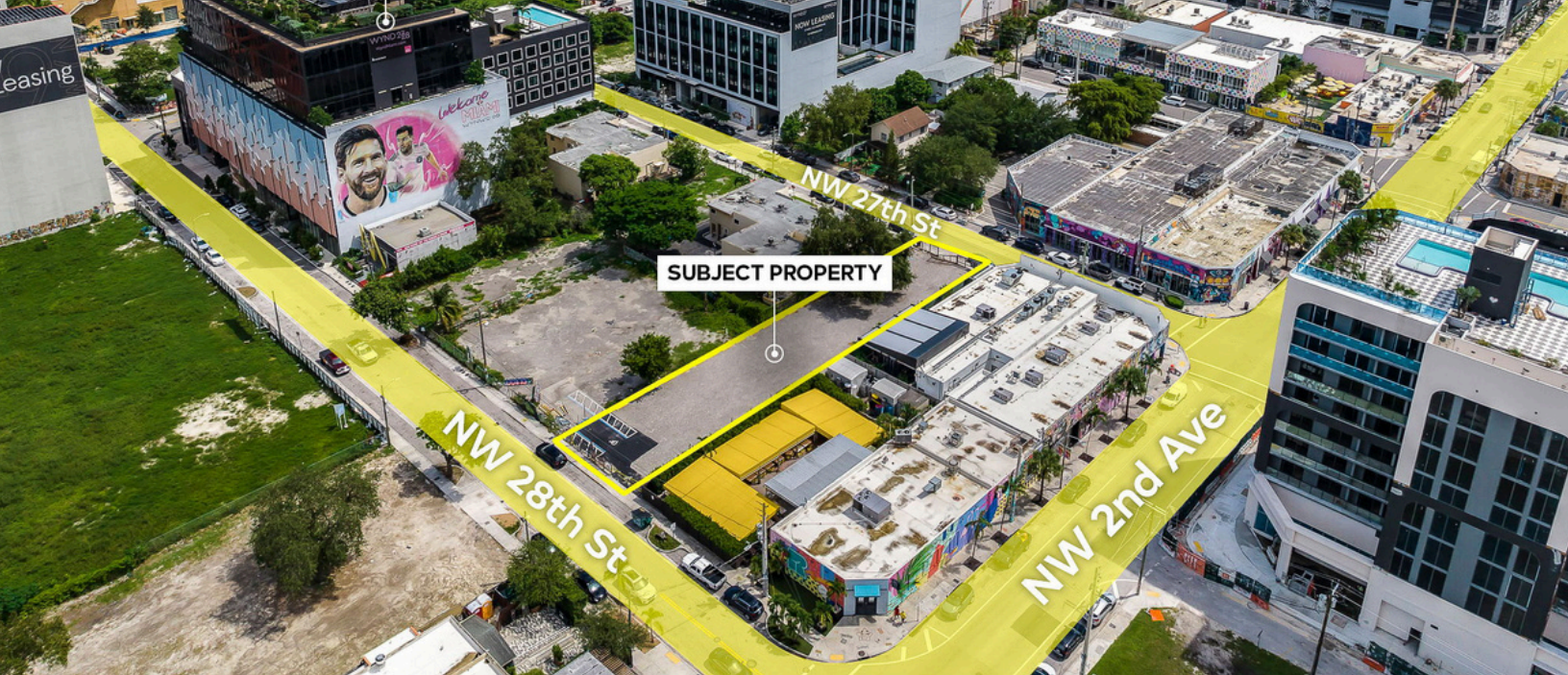
Dual-Street frontage - Steps from Wynwood Walls

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## PROPERTY OVERVIEW

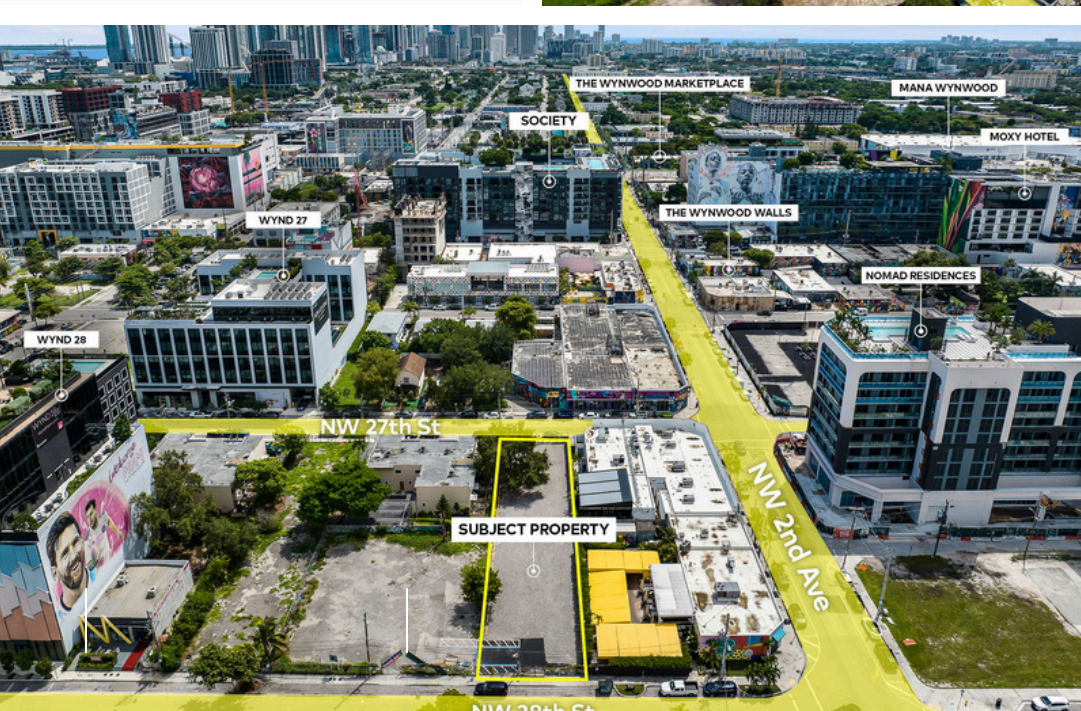
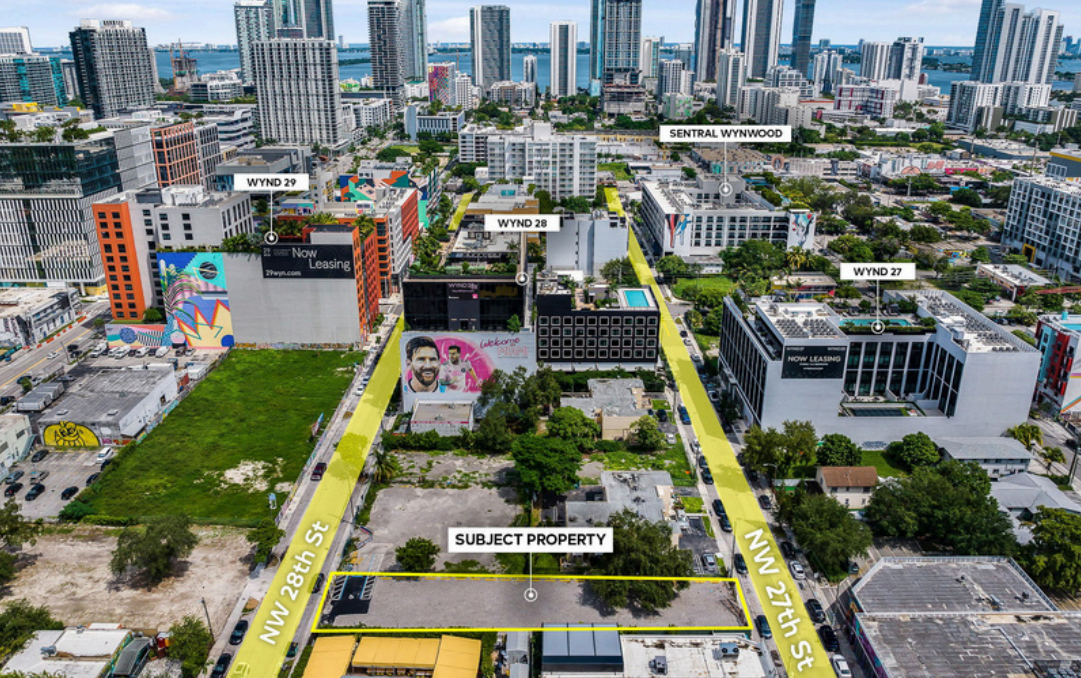
The Wynwood Hotel Development Site presents a rare opportunity to acquire an entitled boutique hospitality project in the heart of Miami's world-renowned Wynwood Arts District. This three-parcel assemblage totals  $\pm 11,234$  SF and offers rare dual-street frontage on NW 27th and 28th Streets, directly adjacent to Wynwood Walls. Current entitlements include 48 lodging units and 12 dwelling units under an apartment-hotel designation, with flexibility to scale into a 120-key boutique hotel concept featuring short-term rentals, food and beverage, curated retail, and rooftop entertainment.

## PROPERTY STATS

Asking Price	\$9,000.000
Lot Size	11,234 SF
Acreage	$\pm 0.258$
Property Type	Hotel Development Site
Zoning	T5-O / NRD-1
Total Buildable SqFt	72,514
Density	120 (48 Hotel + 72 Short-Term Rentals)
Approved Uses	Residential, Lodging, Commercial

## PROPERTY HIGHLIGHTS

- **Prime Location:** Steps from Wynwood Walls, Miami's #1 cultural attraction (3M+ visitors annually).
- **Assemblage Size:**  $\pm 11,234$  SF (three parcels) with dual frontage on NW 27th & 28th Streets.
- **Entitlements:** 48 lodging units + 12 dwelling units under apartment-hotel designation.
- **Concept Potential:** Up to 120-key boutique hotel with STRs, F&B, retail, and rooftop entertainment.
- **Market Gap:** <500 hotel rooms available for 15M+ annual visitors.
- **High Barriers to Entry:** Scarcity of developable land + strict NRD-1 zoning protections.
- **Proven Demand:** Recent Moxy Wynwood sale at ~\$825K/key highlights investor appetite.



If you would like more information about this opportunity, please contact us.

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MANA WYNWOOD

MOXY HOTEL

THE WYNWOOD GARAGE

THE WYNWOOD WALLS

NOMAD RESIDENCES

SUBJECT PROPERTY

COMPASS FLORIDA LLC  
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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Compass Florida, LLC



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