



325 NW 28TH ST, WYNWOOD

OFFERING MEMORANDUM

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**CENTRAL
COMMERCIAL**

REAL ESTATE



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PROPERTY INFORMATION

SECTION 1



EXECUTIVE SUMMARY

325 NW 28TH ST, WYNWOOD, MIAMI, FL 33127



OFFERING SUMMARY

Sale Price: \$3,500,000

Lot Size: 7,250 SF

Building Size: +/- 4,400 SF

Property Type: Adaptive reuse or development site

Zoning: T5-0/NRD-1

WYNWOOD MARKET REPORT

[CLICK HERE](#)

PROPERTY OVERVIEW

This offering consists of a 4,400 SF Twin T warehouse on a 7,250 SF lot. Prime real estate for ground-up development or an adaptive reuse of the existing structure to draw office, restaurant/bar, or retail tenants. Located in the NW quadrant of Wynwood's Business Improvement District; directly across the street from the iconic Wynwood Building, one block North of The Wynwood Garage and Sterling Bay's 545WYN project. Adjacent to a hotel development site and 150' west of the coming woonerf on NW 3rd Avenue.

PROPERTY HIGHLIGHTS

- +/-4,400 SF building on 7,250 SF lot
- 12' ceilings
- Twin T construction
- 3 phase power
- Infrastructure on this section of 28th Street includes gas service and a 10" water main.

PROJECT DATA

325 NW 28TH ST, WYNWOOD, MIAMI, FL 33127

- **ZONING CLASIFICATION** – T-5-O (NRD-1)
- **NET LOT AREA** –6,750 s.f. (After 10 FT Dedication – Original Lot Size: 7,250 s.f.)

- **DENSITY**
Dwelling Units Allowed (150 units/net acre)..... 23 Units

- **SETBACKS**
Front (NW 28th Ave)
Required..... 5'-0"
Rear
Required..... 0'-0"
Side
Required..... 0'-0"

- **HEIGHT**
T-5—O Allowable..... 5 Floors
T-5—O Allowable (With Bonuses)..... 8 Floors

- **BUILDING FOOTPRINT**
Allowable..... 0.80 (5,400 s.f.)

- **GREEN SPACE**
Minimum..... 0.10 (675 s.f.)

OPTION #1 (Retail & Office Spaces)

- 3-Story Building keeping Building Under 10,000 s.f. (No Parking Required)
- Retail – 3,000 s.f.
- Office – 6,000 s.f.

OPTION #2 (Office Building)

- 5-Story Building with 10 parking spaces on ground floor
- Office – 20,000 s.f. - 60 Parking Spaces
- (Need to purchase 50 spaces from parking fund.)

OPTION #3 (Residential Building)

- 5-Story Building with 10 parking spaces on ground floor
- 23 Units – 20,000 s.f. - 37 Parking Spaces
- (Need to purchase 27 spaces from parking fund.)

***Information must be independently verified by Purchaser.**

ADDITIONAL PHOTOS

325 NW 28TH ST, WYNWOOD, MIAMI, FL 33127



ADDITIONAL PHOTOS

325 NW 28TH ST, WYNWOOD, MIAMI, FL 33127



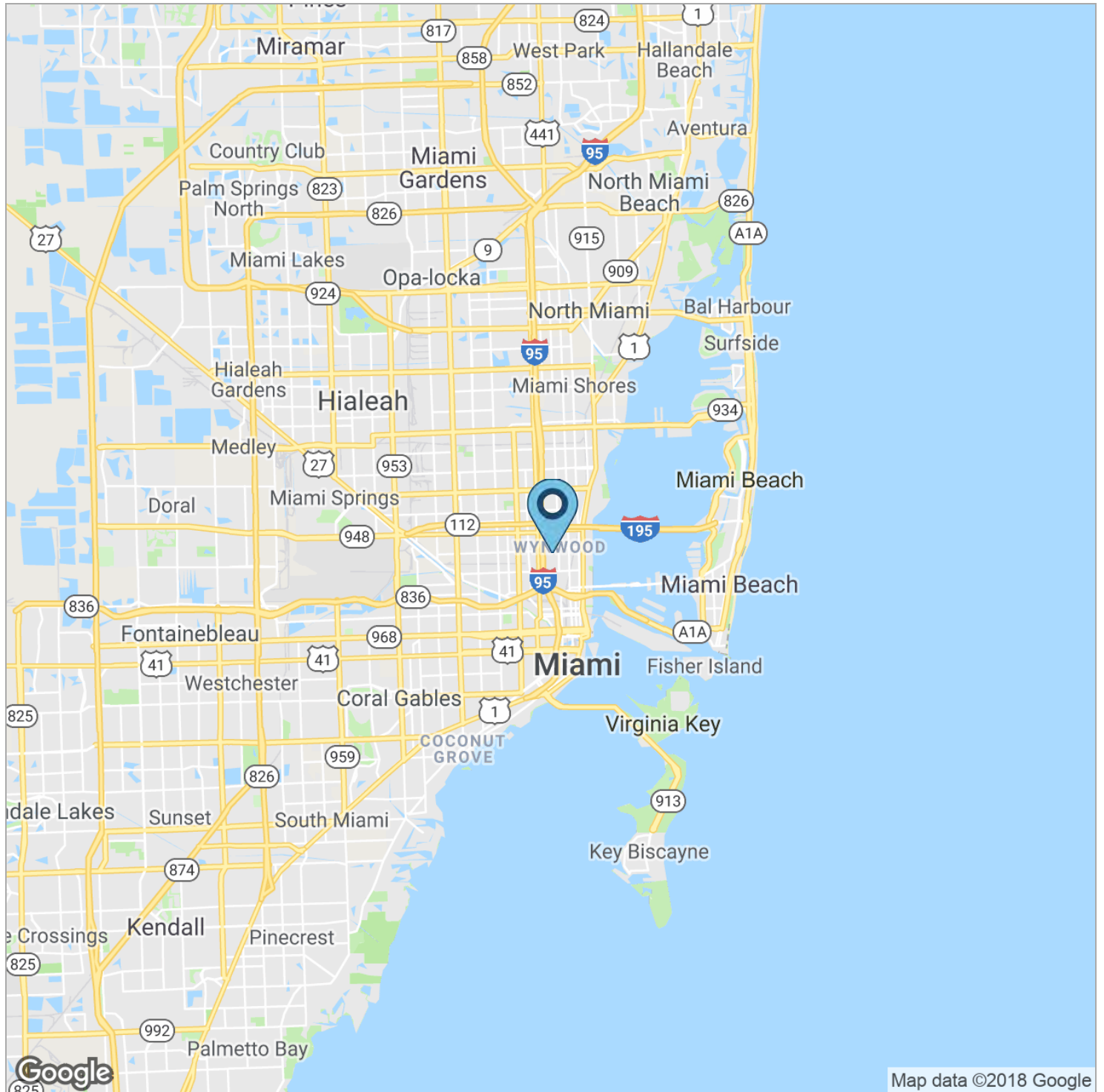
LOCATION INFORMATION

SECTION 2



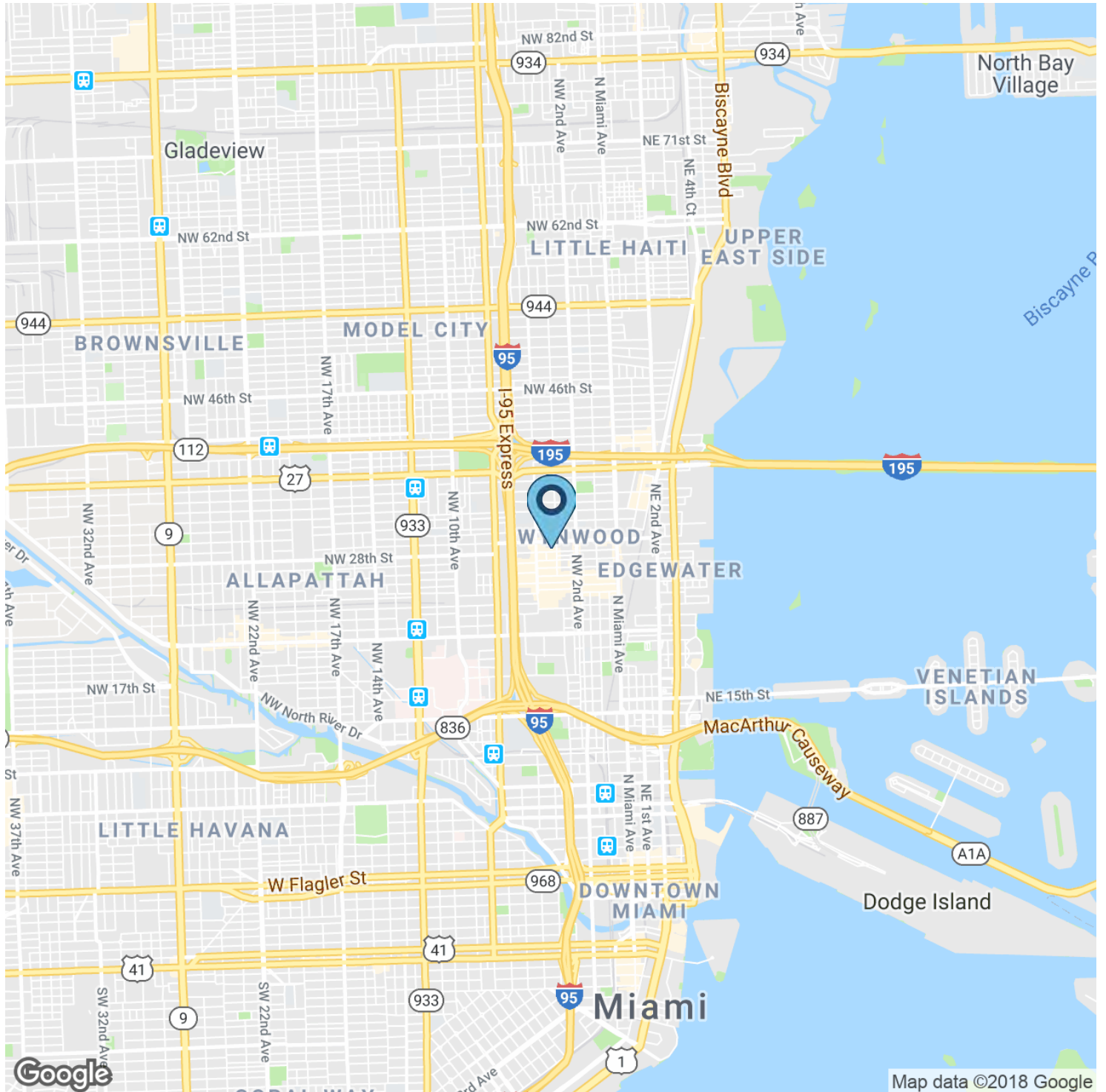
REGIONAL MAP

325 NW 28TH ST, MIAMI, FL 33127



LOCATION MAPS

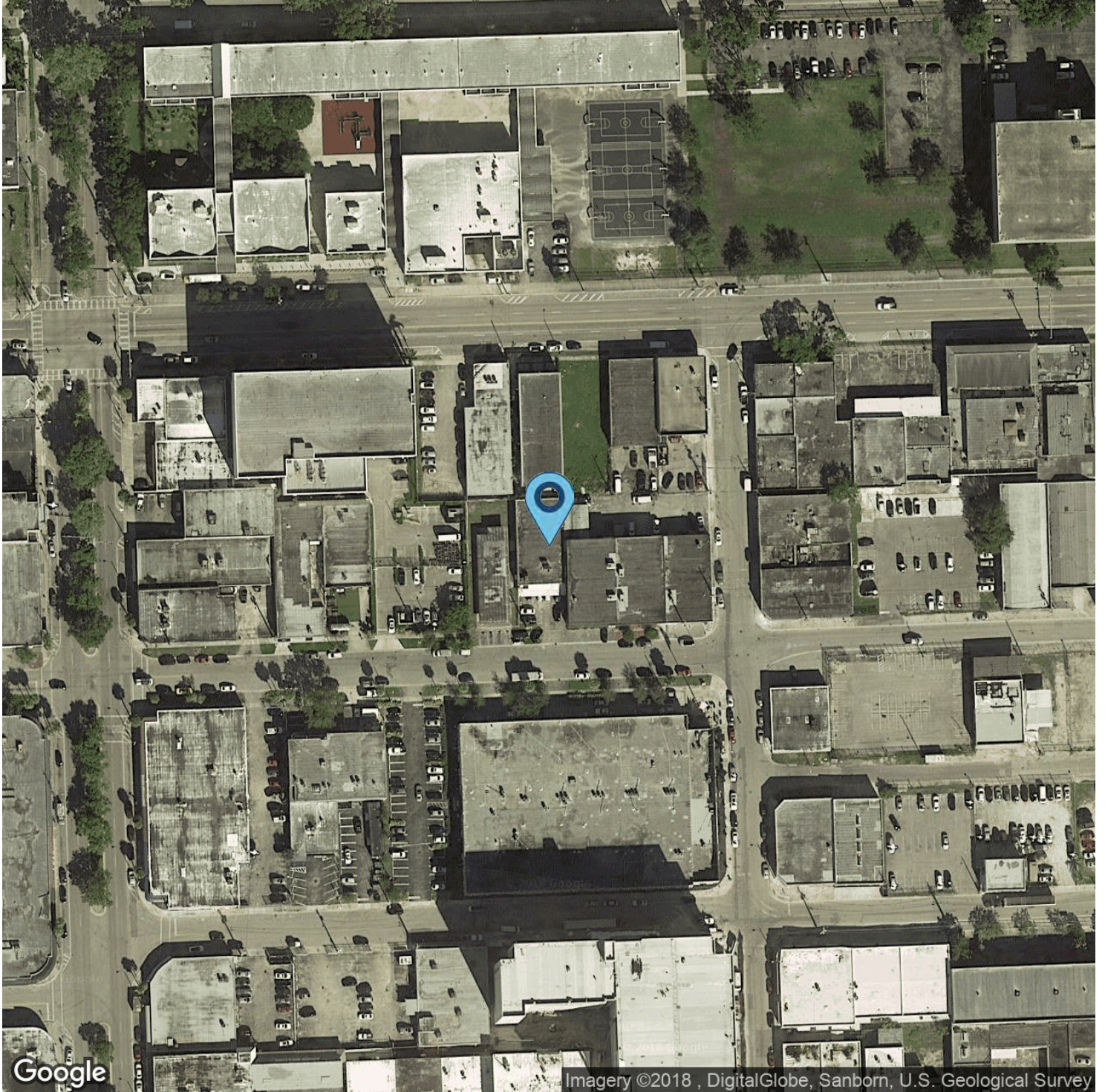
325 NW 28TH ST, WYNWOOD, MIAMI, FL 33127



PROPERTY FOR SALE

AERIAL MAPS

325 NW 28TH ST, WYNWOOD, MIAMI, FL 33127



SALE COMPARABLES

SECTION 3



SALE COMPS

325 NW 28TH ST, WYNWOOD, MIAMI, FL 33127



★ Subject Property

325 NW 28th St | Miami, FL 33127

Sale Price: \$3,500,000 **Lot Size:** 0.17 Acres
Year Built: 1969 **Building SF:** 4,400 SF
Price PSF: \$795.45



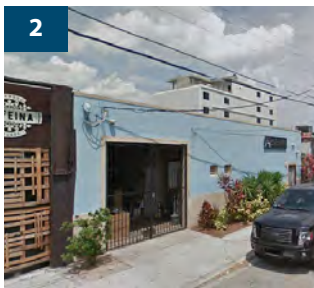
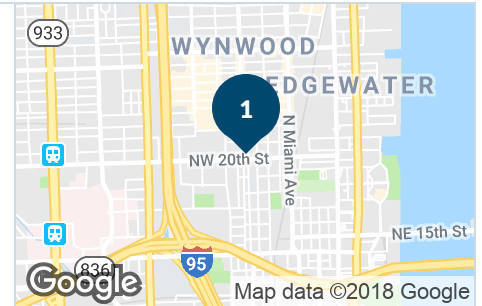
+/-4,400 SF building on 7,250 SF lot. 12' ceilings. Twin T. 3 phase power. Tenant occupied through July 2019. Infrastructure on this section of 28th Street includes gas service and a 10" water main. Located within Wynwood's Neighborhood Revitalization District, and directly across the street from the Wynwood Building. One block north of the new parking garage and Zak the Baker.



1 199 NW 20 STREET

199 NW 20 STREET | miami, FL 33127

Sale Price: \$4,000,000 **Lot Size:** 9,147 SF
Building SF: 2,300 SF **Price PSF:** \$1,739.13
Closed: 10/24/2018



2 271 NW 23rd STREET

271 NW 23rd STREET | miami, FL 33127

Sale Price: \$3,000,000 **Lot Size:** 4,791 SF
Building SF: 3,717 SF **Price PSF:** \$807.10
Closed: 08/21/2018



3 151 NW 24th STREET

151 NW 24th STREET | miami, FL 33127

Sale Price: \$9,150,000 **Lot Size:** 14,501 SF
Building SF: 8,000 SF **Price PSF:** \$1,143.75
Closed: 07/16/2018



A multi tenant micro retail building for Sale in Wynwood with great in place cash flow, annual increase, and quality returns. This retail building features 7 bays, of Micro retail averaging from 750 RSF to 1200 RSF with a small park and outdoor patio of around 8,000 sq ft. Located adjacent to NW 2nd and Panther Coffee, one could argue this is the center of Wynwood, and right in the middle of all the action.

SALE COMPS

325 NW 28TH ST, WYNWOOD, MIAMI, FL 33127



4
2661-2641 NW 5th Ave & 410-420 NW 27 ST Multi-Property
2661-2641 NW 5th Ave & 410-420 NW 27 ST | miami, FL 33127

Sale Price: \$18,000,000 **Lot Size:** 37,843 SF
Building SF: 29,794 SF **Price PSF:** \$604.15
Closed: 09/14/2018



5
142 NW 27th STREET
142 NW 27th STREET | miami, FL 33127

Sale Price: \$4,500,000 **Lot Size:** 10,497 SF
Building SF: 4,544 SF **Price PSF:** \$990.32
Closed: 03/02/2018



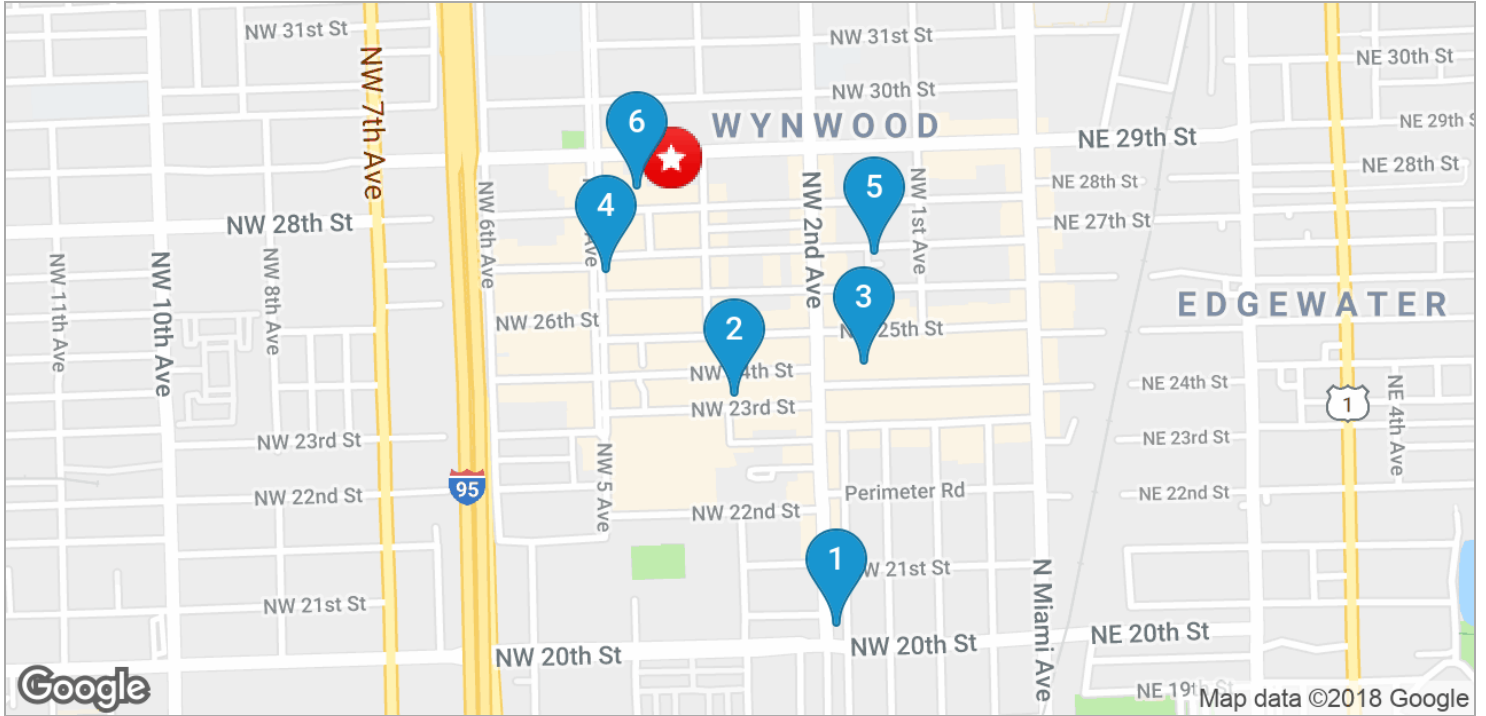
6
359 NW 28th STREET
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Sale Price: \$2,970,000 **Lot Size:** 7,405 SF
Building SF: 4,250 SF **Price PSF:** \$698.82
Closed: 06/12/2018



SALE COMPS MAP

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 **SUBJECT PROPERTY**
325 NW 28th St | Miami, FL 33127



199 NW 20 STREET
199 NW 20 STREET
miami, FL 33127



151 NW 24TH STREET
151 NW 24th STREET
miami, FL 33127



142 NW 27TH STREET
142 NW 27th STREET
miami, FL 33127



271 NW 23RD STREET
271 NW 23rd STREET
miami, FL 33127



**2661-2641 NW 5TH AVE & 410-420 NW 27 ST
MULTI-PROPERTY**
2661-2641 NW 5th Ave & 410-420 NW 27 ST
miami, FL 33127



359 NW 28TH STREET
359 NW 28th STREET
miami, FL 33127