



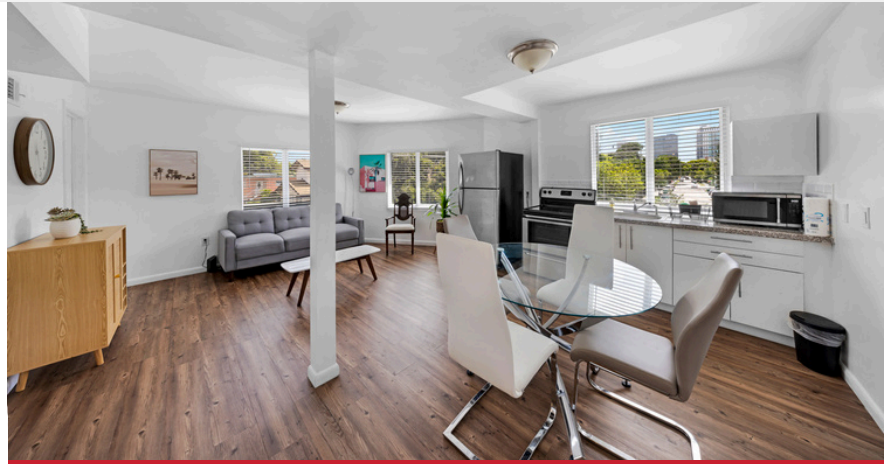
268 NW 34TH ST MIAMI, FL 33127 10 UNIT MULTIFAMILY

Wynwood34 Apartments is a fully renovated 10-unit short-term rental property operating as a highly successful Airbnb in the heart of Wynwood Norte, Miami's most dynamic and fast-growing neighborhood. This turnkey building generates over \$515,000 in annual revenue after taxes, translating to an impressive annual NOI of approximately \$370,000, and an attractive cap rate of 9.7% at the current offering price of \$3,800,000.

The property offers a unique combination of historic charm and modern upgrades, including central HVAC, hurricane impact windows, stainless steel appliances, and a secure gated courtyard.

Situated in Wynwood Norte, guests enjoy walking access to Miami's most vibrant cultural hub — famous for its colorful murals, world-renowned Wynwood Walls, breweries, art galleries, top restaurants, and nightlife.

This is a rare opportunity to acquire a fully operational, cash-flowing Airbnb asset with significant redevelopment upside, supported by favorable T4-R & NRD-2 zoning, allowing future repositioning or expansion.



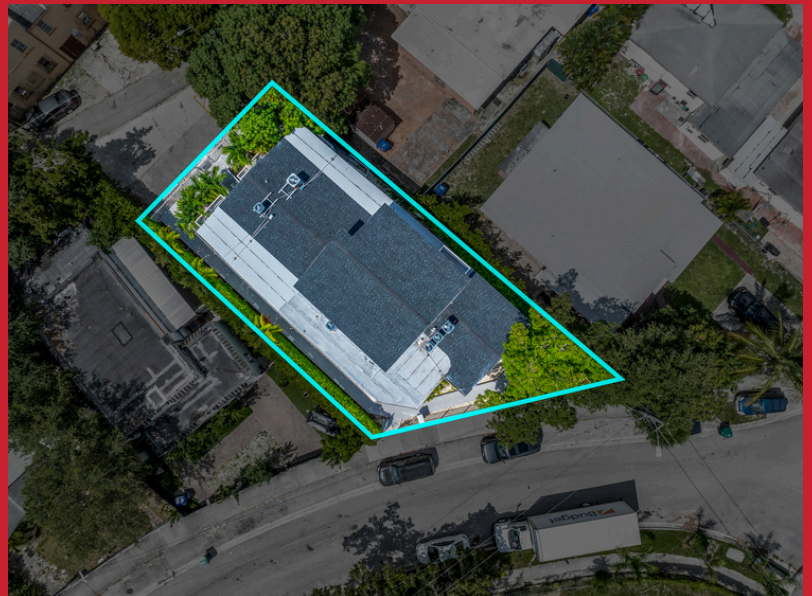
PRICE: \$3,800,000

Units: 10

Living Area: 5,574 sq ft

Lot Size: 6,864 sq ft

Zoning: T4-R & NRD-2 zoning



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