

FOR SALE

DEVELOPMENT SITE

237 NW 33RD ST

MIAMI, FL 33127

GRIDLINE
PROPERTIES



Executive Summary

Gridline Properties is pleased to present, as exclusive listing agents, 237 NW 33rd Street—a prime 5,000 SF development site in Wynwood Norte, one of Miami’s fastest-growing and most creatively charged neighborhoods.

Positioned just north of the globally recognized Wynwood Arts District and adjacent to another available site at 227 NW 33rd Street, this property offers an exciting opportunity for assemblage and scale. Investors and developers have the rare chance to secure contiguous parcels in a location that balances urban energy with community charm.

With zoning T4-R (Wynwood NRD-2) and strong rental income in place from an existing single-family tenant, the site provides both short-term cash flow and long-term development value. As Wynwood Norte continues to evolve with mixed-use innovation and vibrant streetscapes, this site stands as a smart entry point—or expansion opportunity—for forward-thinking investors.



Property Highlights

FOR SALE

TYPE	Development Site
TOTAL LOT SIZE	5,000 SF (10,000 SF combined with 227 NW 33rd St)
ZONING	T4-R (Wynwood NRD-2)
PRICE PER SF	\$225
PRICE	\$1,125,000

FEATURES



Ideal for assemblage with adjacent lot for larger development



Steps from Midtown, Wynwood Arts District, and the Miami Design District



NRD-2 overlay allows up to 150 units per acre



Surrounded by new residential, retail, and mixed-use projects



Development Analysis

MAX BUILDABLE AREA	10,624 FT
BUILDING LOT COVERAGE	70%
MAX BUILDABLE FOOTPRINT	3,541
MAX BUILDABLE COMMERCIAL AREA	N/A
MAX OPEN SPACE	10%
DENSITY	150 units / acre
DWELLING UNITS	18
TOTAL BUILDING HEIGHT	3 (4 with bonus)

This site offers a compelling infill opportunity in the heart of Wynwood Norte, supported by favorable zoning and a vibrant urban fabric. With a maximum buildable area of 10,624 square feet and up to 18 residential units allowed, the property is well-suited for a boutique multifamily or live/work development.

The site permits three stories by right (four with bonus) and allows 70% lot coverage, translating to a maximum buildable footprint of 3,541



Location Overview

Wynwood Norte is one of Miami's most dynamic emerging neighborhoods, blending Wynwood's artistic vibe with the residential charm of Midtown and Edgewater. As a designated Neighborhood Revitalization District (NRD-2), it promotes thoughtful, mixed-use development focused on livability, walkability, and cultural identity.

Located just 10 minutes from major hubs like Downtown, the Health District, and the Design District, it offers excellent transit access, including I-95, I-195, and the Brightline.

While adjacent to Wynwood's vibrant arts and nightlife scene, Wynwood Norte is evolving with smaller-scale residential projects that highlight its unique neighborhood feel.

- < 5 MINS to Wynwood
- < 5 MINS to Design District
- < 3 MINS to Edgewater
- < 10 MINS to Downtown
- < 13 MINS to Brickell



GRIDLINE PROPERTIES

237 NW 33RD ST

READY TO SCHEDULE A TOUR OR REQUEST ADDITIONAL FINANCIALS?
CONTACT US

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