



3435 NW 3RD AVE MIAMI, FL 33127

**WYNWOOD NORTE COVERED-LAND SITE
16 UNITS BY-RIGHT | \$93K/BUILDABLE UNIT**

Seller is responsive and will consider well-structured offers. Opportunity to acquire a covered-land development site in Wynwood Norte, priced at approximately \$93,000 per buildable unit.

The property consists of a 5,000 SF lot currently improved with a single-family home, allowing an investor to generate rental income while advancing plans and permitting. Zoned T4-R with NRD-2 overlay, the site allows up to 16 residential units by right (150 units per acre) with flexible parking requirements, making it ideal for efficient multifamily development.

Strategically located near Wynwood, Midtown, and the Design District, the site benefits from proximity to major employment, retail, and entertainment nodes, with direct access to I-95 and I-195.

Nearby land trades in Wynwood exceed \$350 per SF, while Wynwood Norte remains under \$300 per SF, offering a compelling basis advantage in a rapidly appreciating submarket.

Ideal for developers seeking by-right density, strong rental fundamentals, and entry pricing below core Wynwood.

PRICE: \$1,500,000

Building Size: 1,555 SF

Lot Size: 5,000 SF

Zoning: T4-R

Year Built: 1948



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