

FOR SALE

*VACANT LAND /
DEVELOPMENT SITE*

**148 NW
28TH ST**

33127 MIAMI, FL

GRIDLINE
PROPERTIES

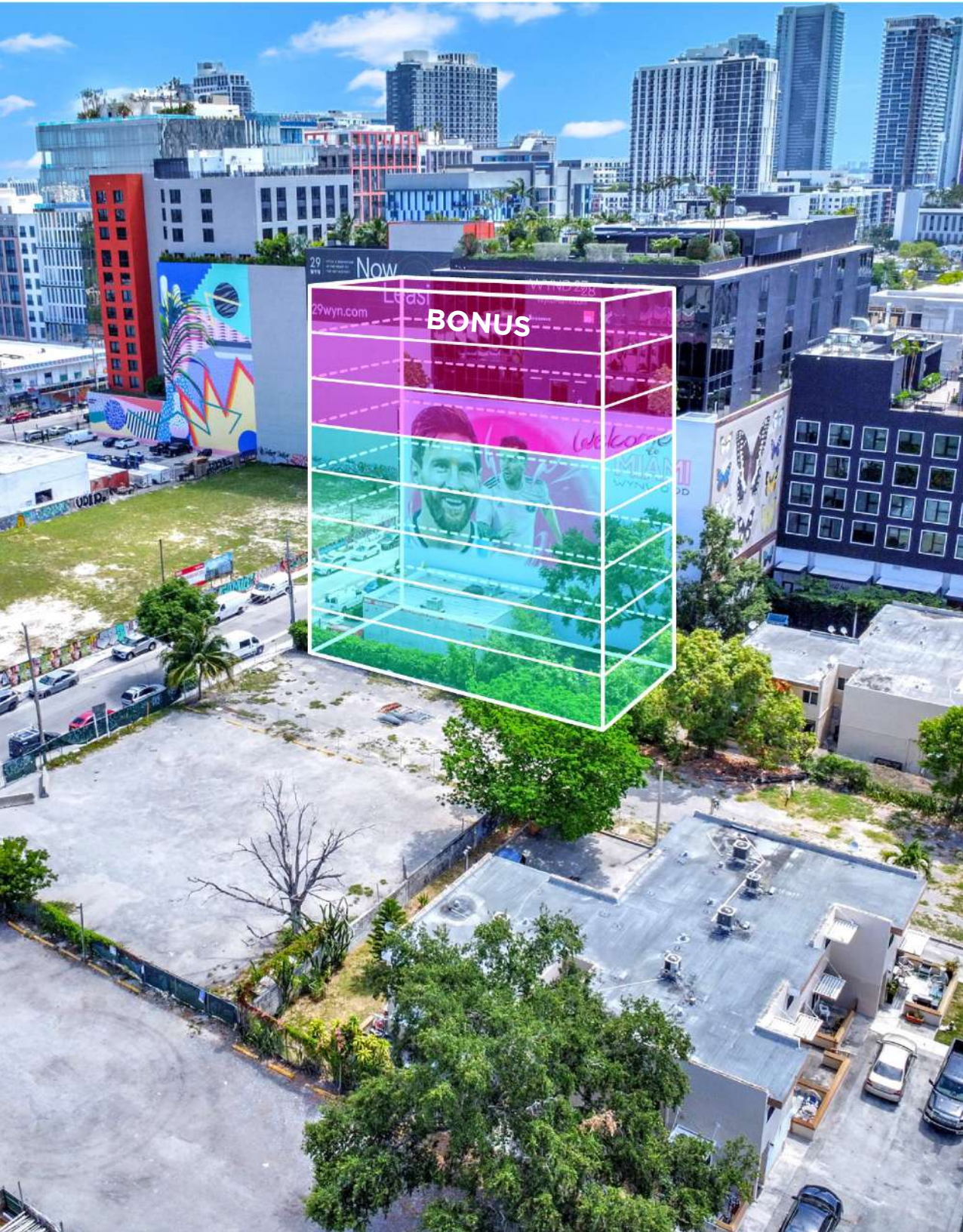




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Executive Summary



Development site for sale, in Wynwood's Northeast Quadrant. The subject property offers developers with a unique opportunity to acquire a boutique site in one of Miami's fastest growing corridors.

Situated within Wynwood's NRD-1 zoning overlay, the property provides an opportunity for Buyers to join a successful roster of neighboring developers such as Related Group, Lennar, and the Kushner Companies.

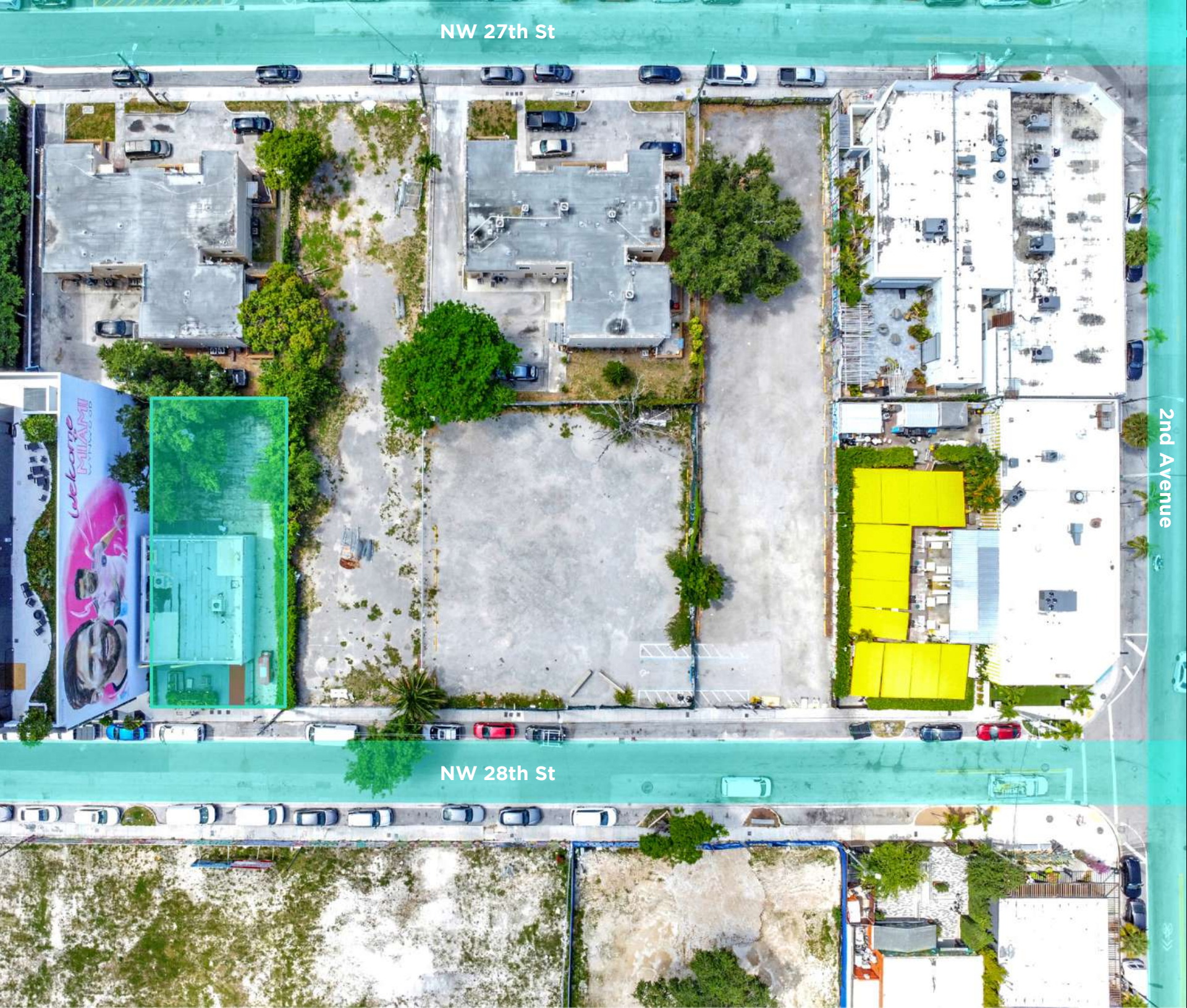
The site offers developers with the ability to develop residential, commercial, or hospitality driven projects. Currently, the site allows for the development of up to 8 stories (with bonuses). Uses may include hotel, residential, restaurant, or office.

Additionally, its location offers immediate access to major transportation arteries and public transportation.

Overall, this property presents an exciting opportunity for developers looking to enter the Wynwood market and would like to take advantage of the area's thriving environment.

Additionally, the property currently houses a newly built, 1,620 SF free-standing retail building with a short-term tenant.

Please inquire for more details about rent and financials.



NW 27th St

NW 28th St

2nd Avenue

Property Highlights

- **For Sale**
 - **Type:** Vacant Land / Development Site
 - **Total Lot Size:** 5,650 SF
 - **Building Size:** 1,620 SF
 - **Zoning:** T5-O - Wynwood NRD 1
 - **Total Buildable SF:** 22,599
-
- PSF \$750 PSF or \$188 Per Buildable SF
 - **Price:** \$4,237,500

Development Analysis

- **Maximum Built Area:**
22,599 SF
- **Building Coverage:** 80%

HEIGHT LIMITATIONS (LEVELS)

- **Total Building Height:** 5 Levels or 8 Levels with Bonus
- **Minimum Building Height:** 2 levels



Interior Images



Neighborhood Map

Brickell

Downtown

Edgewater

Miami Health District

Wynwood

The BAZBAZ
Wynwood
309 units

The Strata
Wynwood
260 units

The ARLO Hotel
Wynwood
217 keys

MANA
Campus

AMLI
Wynwood
316 units

Society
Wynwood
289 keys

Wynwood
25
290 units

Sentral
Wynwood
175 units

Wynwood
27 & 28

Lombardi
Property

Pitusa

Wynwood
Kitchen & Bar

Wynwood
Walls

Museum
of Graffiti

Wynwood
29
248 units

Capsule

Capelle
Miami

Zazzy's Pizza
Konos

Smorgasburg

Arca

Sweetgreen

La Labo

Footlooker

The
Nomad
329 units

Wynwood
29
248 units

Iconic Messi
Portrait Miami

R House
Wynwood

2ND AVENUE

Yoyoso

Bakan

Cities

Development

Highlights

Location Overview

Located in the heart of Miami, Wynwood stands as a testament to the dynamic blend of creativity and urban revitalization. This burgeoning neighborhood has evolved from its industrial roots into a vibrant epicenter of arts, culture, technology, and innovation, making it a prime destination for development.

In addition to world class development projects, in recent years the area has also witnessed a major office boom that has brought some of the most celebrated technology, financial, and professional companies to the growing district. This neighborhood, once dominated by warehouses and street art, has evolved into a sought-after destination for tech companies, startups, and entrepreneurs seeking a unique blend of innovation and creative energy.



GRIDLINE

PROPERTIES

148 NW 28TH ST

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.