

**FOR SALE**  
*DEVELOPMENT SITE*

# 97 NW 27TH ST

33127 MIAMI, FL

**GRIDLINE**  
PROPERTIES



# Executive Summary

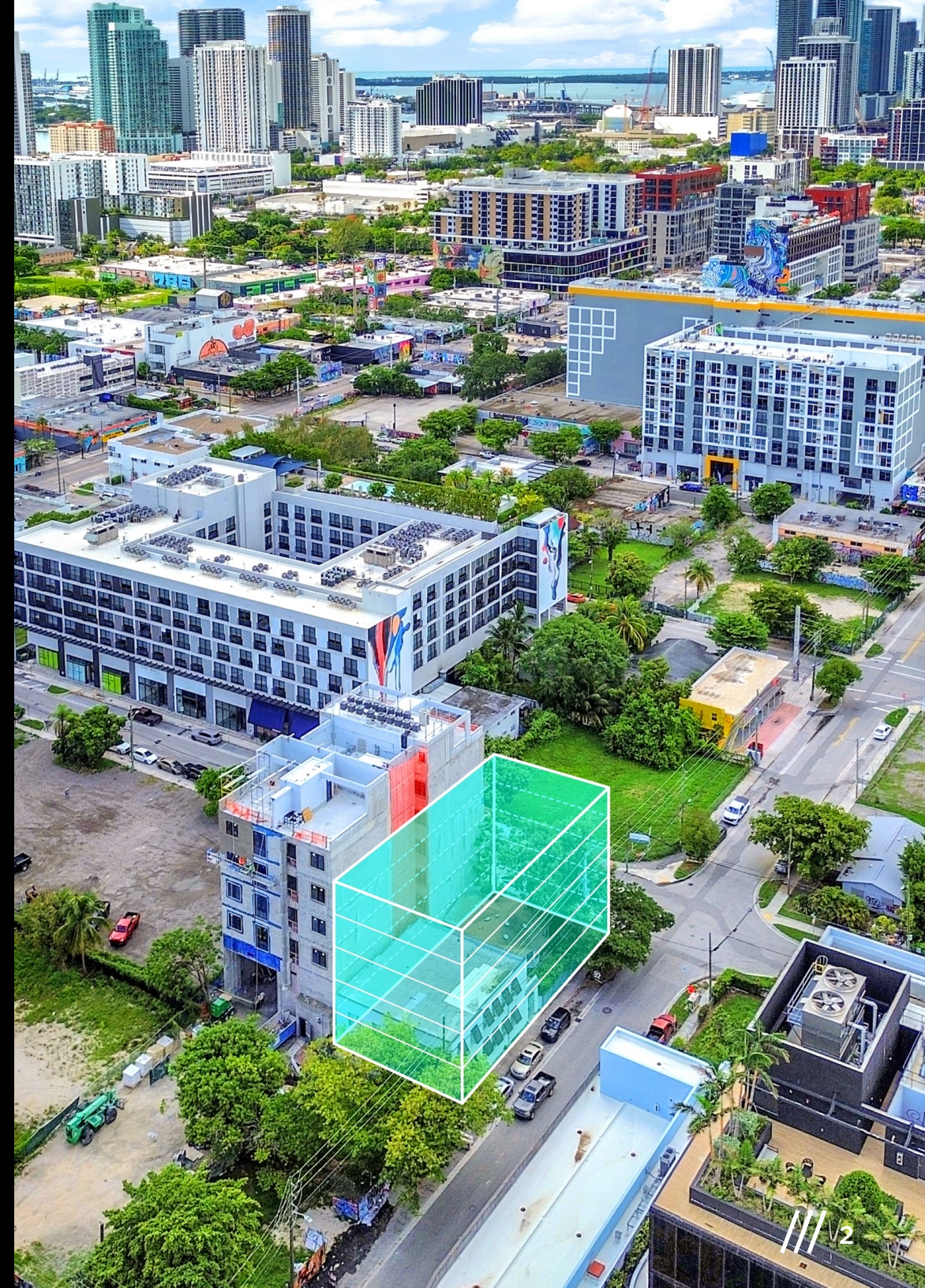
Boutique development site for sale, in Wynwood's Northeast Quadrant. The subject property offers developers with a unique opportunity to acquire a corner site in one of Miami's fastest growing sectors.

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 corner lot offers developers with the ability to develop residential or short-term lodging projects. Currently, the site allows for the development of up to 5 stories, 39 residential units, or 78 hotel/short term rentals. The property currently houses a successful multi-family building with 10 units that are currently leased on short-term leases. Financial information is available upon request.

Additionally, the neighboring property is also for sale for a potential to assemble up to 16,950 SF of total land area. This allows for an excellent opportunity to develop a project that fronts NW 1st Avenue and the newly proposed Wynwood Woonerf program, which will allow for excellent retail potential on the avenue.

The location also 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.



## Property Highlights

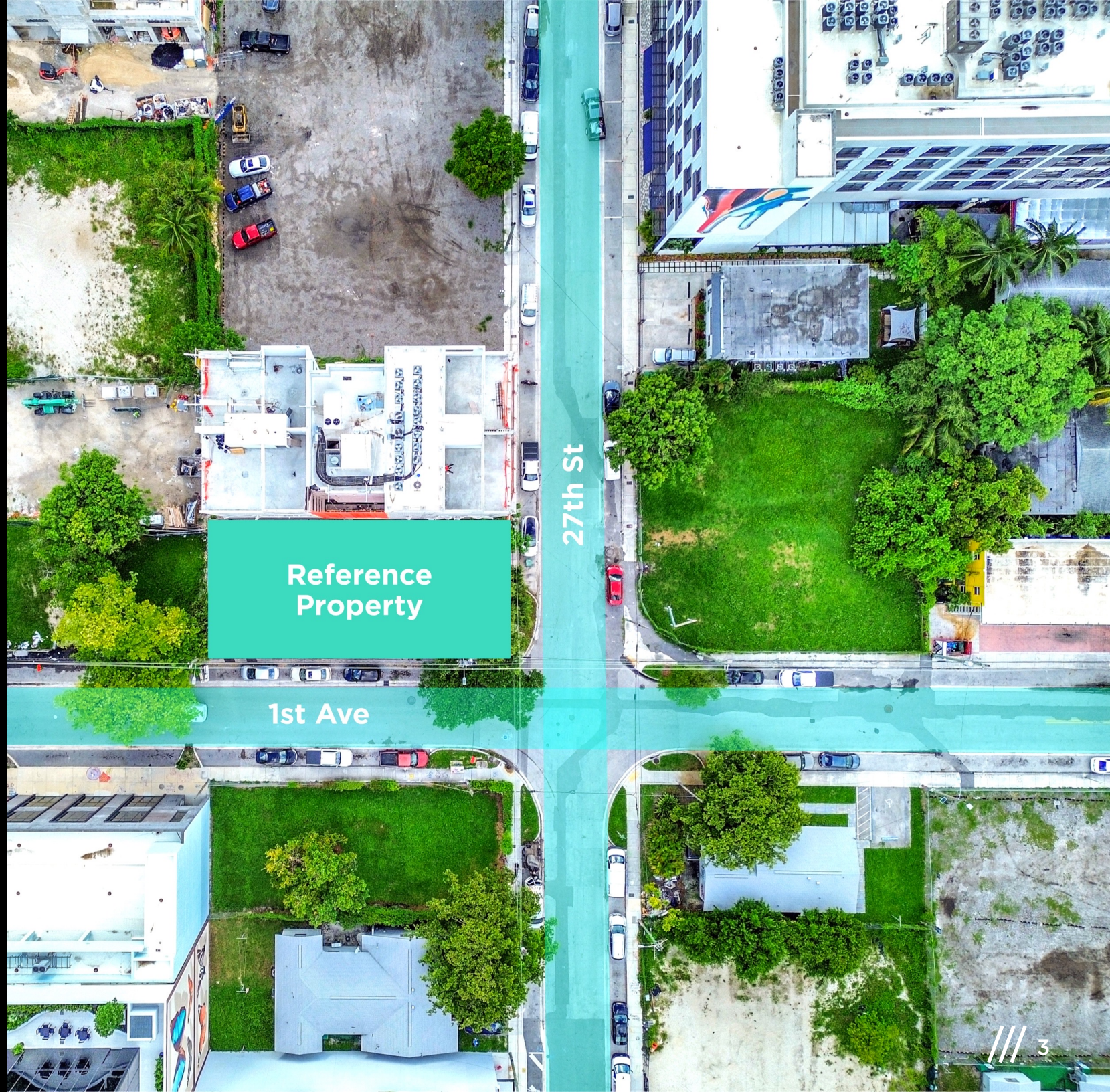
- Sale
- **Type:** Development Site
- **Building Size:** 5,538 SF
- **Total Lot Size:** 5,650 SF
- **Zoning:** T5-L
- **Price:** \$4,250,000
- **Occupancy:** Month-to-Month tenants

## Development Site

- **Maximum Built Area:** 22,602 SF
- **Building Coverage:** 80%

### HEIGHT LIMITATIONS (LEVELS)

- **Total Building Height:** 5 Levels
- **Minimum Building Height:** 2 levels



# 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.



# Neighborhood Map



Wynwood Plaza

The Artem  
189 units

Wynwood 29  
248 units

Wynwood 29  
248 units

15 Wynwood  
63 units

Cynergi  
100 units

Wynwood 27

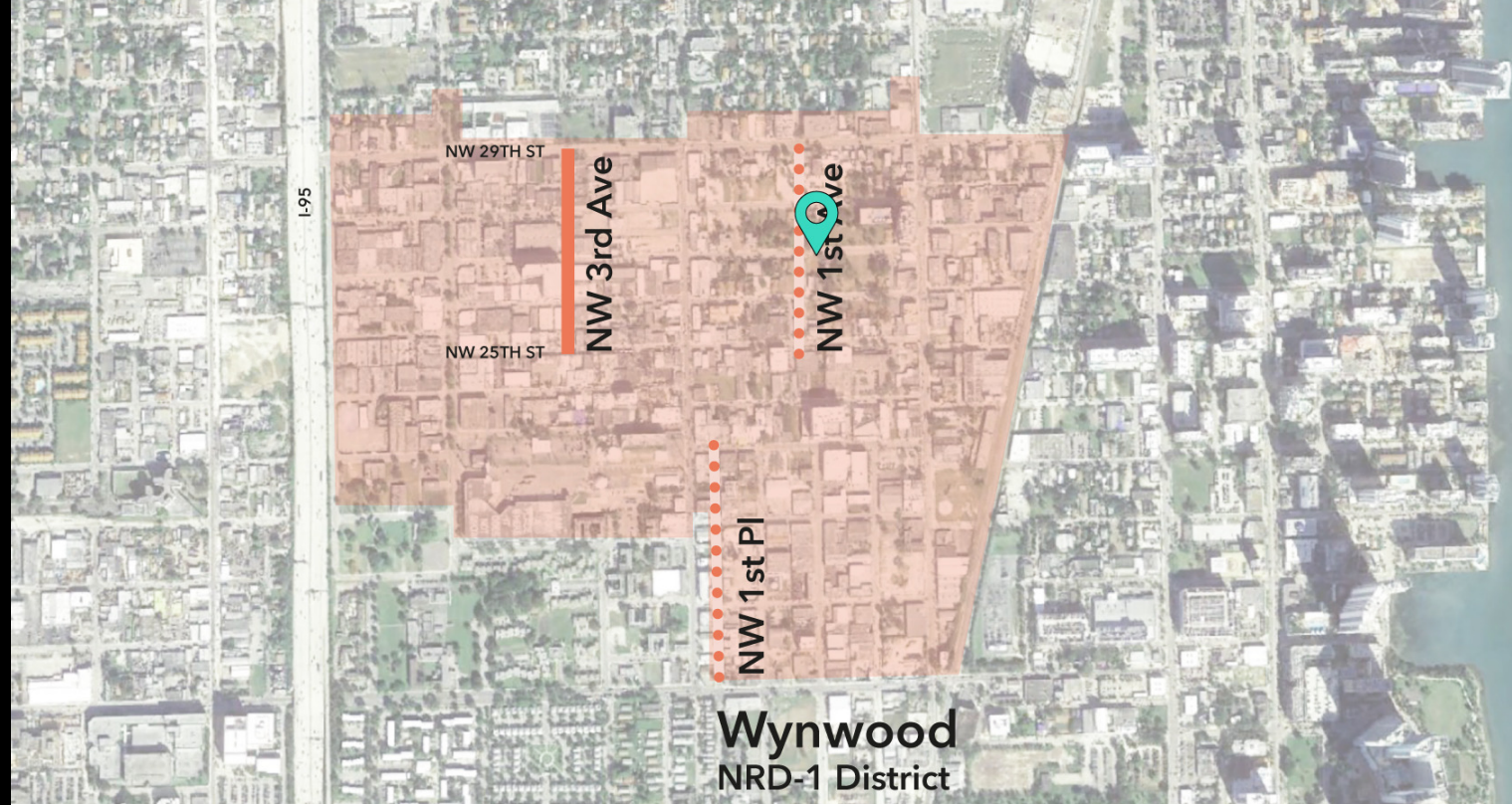
Sentral Wynwood  
175 units

# Proposed Wynwood Woonerf

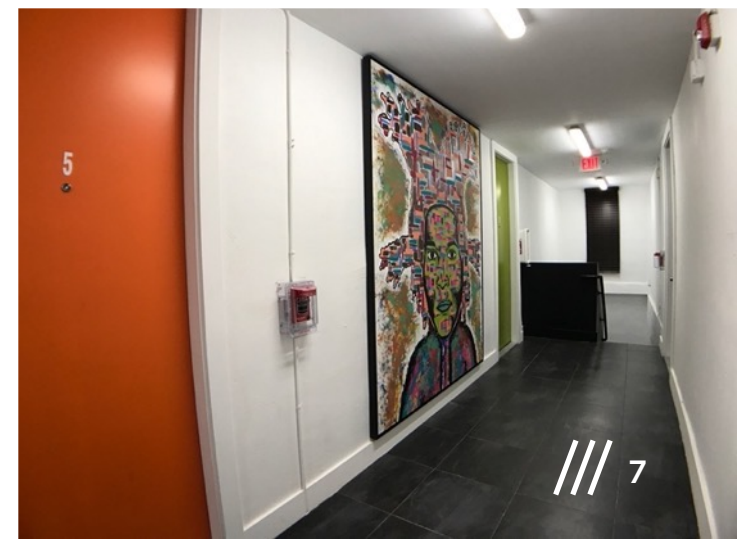
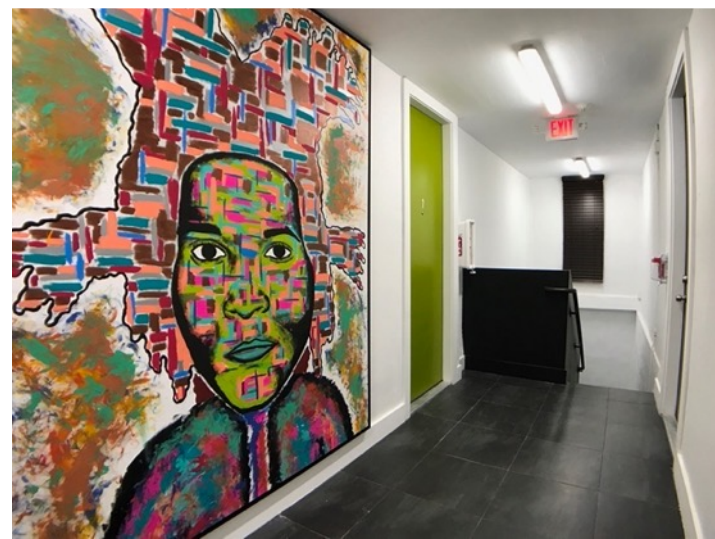
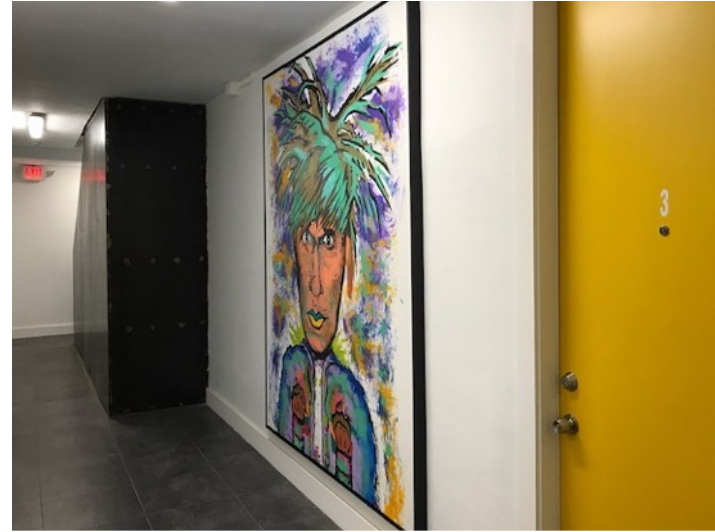
"Woonerfs, Dutch-inspired "living streets" designed with pedestrians and cyclists in mind, have long been proposed for Wynwood and are now one step closer to being approved. Cars are allowed on woonerfs (pronounced voo-nerfs), but strategically placed landscaping and bollards force drivers to slow down, pay closer attention to the road, and coexist with others using the street as a shared, social space."

- Miami New Times

Pedestrian-Friendly "Woonerf" Streets in Wynwood One Step Closer to Approval"



# Interior Images



# GRIDLINE

PROPERTIES

## 97 NW 27TH ST

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