



Wolf Co.

REAL ESTATE

3002 NW 7th Ave

FOR SALE

3002 NW 7th Ave, Miami, FL



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Unparalleled Development Potential in a High-Growth Miami Corridor

Rare opportunity to acquire four contiguous parcels totaling ±18,320 SF (0.42 acres) with a total building size of 3,504 SF, in Miami's De Leon Park subdivision, strategically located just off NW 7th Avenue. The property is currently income-producing, while also offering long-term redevelopment upside, making it attractive to both hospitality operators and multifamily developers. This property generates solid income from day one while offering excellent rezoning opportunities for a multifamily developer to maximize density and create additional units in the future.

The site is zoned T4, allowing for immediate activation as boutique retail, outdoor market, or food and beverage concepts that leverage the property's excellent visibility and high traffic counts. At the same time, the property offers strong multifamily potential, with comparable nearby sites developed into mid-rise projects of 30–40+ units under T5 zoning and Live Local overlays.

Positioned between Wynwood, Midtown, and the Design District, the property benefits from unmatched connectivity to Miami's cultural, dining, and retail hubs, as well as seamless access to I-95, Downtown, and Miami International Airport. Surrounded by active redevelopment, this location represents both a near-term play for creative hospitality use and a longer-term path to density-driven multifamily development.

Available at \$2,800,000 for all four parcels, this is a flexible, high-exposure opportunity in the heart of Miami's growth corridor, where investors can collect income today while planning for tomorrow.





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Key Investment Highlights:

Expansive Land Area: With over 18,000 square feet of contiguous land, this property offers a rare and substantial footprint, providing a robust canvas for a high-density project.

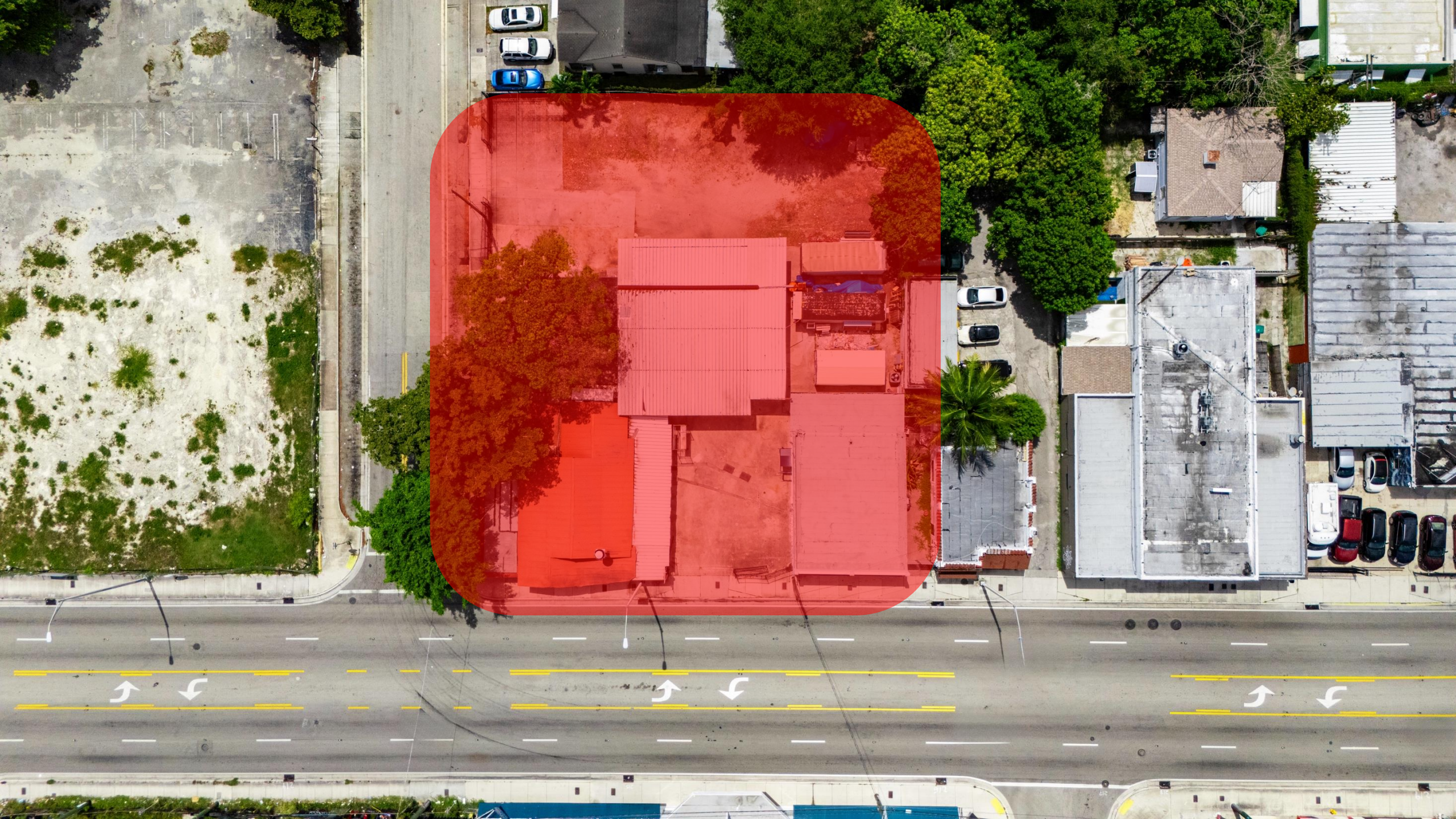
Proven Demand: The area's potential for high-density residential development is undeniable. A nearby lot of similar scale has recently been developed into a successful 40-unit apartment complex, with average rents ranging from \$3,500 to \$4,500 per month. This data provides a clear and compelling case for strong returns on investment.

Building Height Potential: Based on recent nearby development patterns and the evolving neighborhood, there is a strong possibility of building a multi-story structure, potentially up to 3-5 stories, maximizing your unit count and investment returns.

Connectivity & Location: This site is strategically located, offering the perfect blend of urban accessibility and a vibrant lifestyle.

Cultural Hubs: Just steps from the artistic energy of Wynwood, the luxury retail of the Design District, and the urban core of Midtown. The area is a destination, boasting over 130 galleries, high-end shops, and Michelin-starred restaurants.

Transportation: Minutes away from I-95, providing seamless connectivity to downtown Miami, Miami International Airport, and all major South Florida destinations.





Location



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Wynwood, the Power of a Proven Market

The story of Wynwood is one of visionary transformation. What was once an industrial district has been revitalized into an international destination, attracting millions of visitors and billions in investment. This success has created a powerful ripple effect, driving up property values and creating a massive demand for new residential and commercial spaces.

Located at 3002 NW 7th Ave, this exceptional 18,000+ square foot land assembly offers a rare and strategic opportunity to build in the direct path of Wynwood's unparalleled growth. Just a short walk from the world-famous Wynwood Walls, your future project will be at the nexus of Miami's art, design, and cultural scene.

The Blueprint for Success: The area's revitalization is not a trend; it's a well-documented success story. The Wynwood Neighborhood Revitalization District (NRD) has a legally binding framework to guide smart, resilient, and people-first urban development, with new projects constantly breaking ground.

Neighborhood Snapshot





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