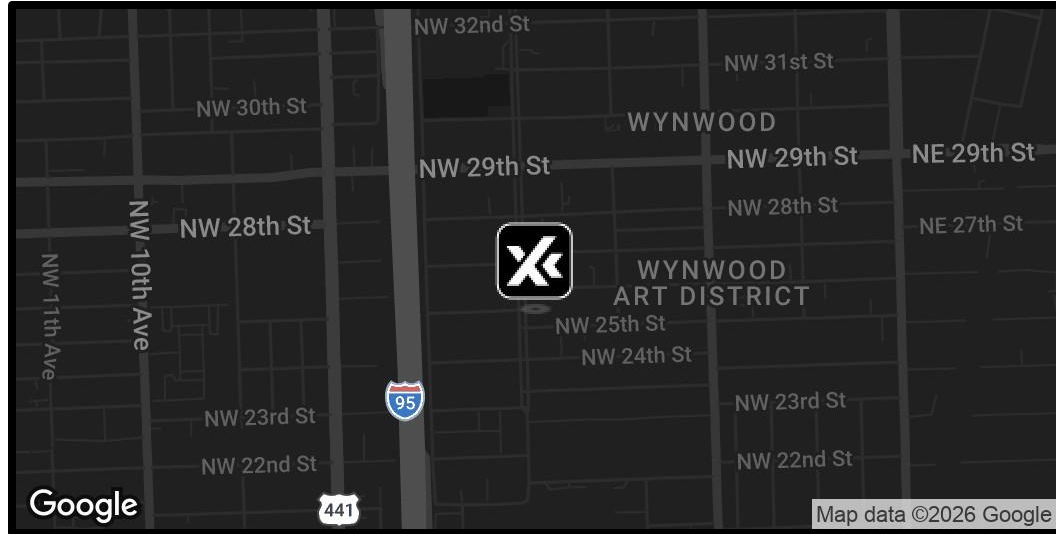
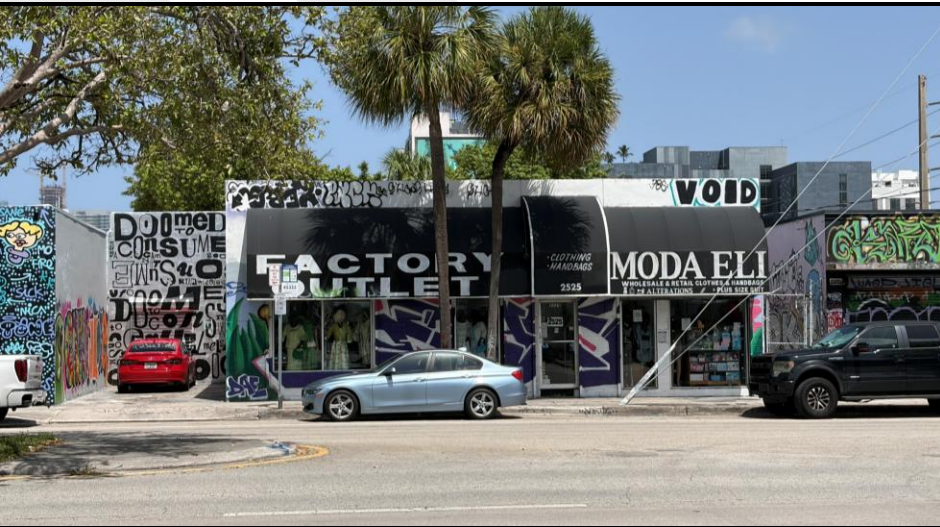


Executive Summary

FOR SALE



PROPERTY DESCRIPTION

Wynwood Arts District Retail + Redevelopment Opportunity

LOCAL SALES

Address	Zoning	Year Built	Impr. SF	Date Sold	Sale Price	Price/SF
2525 NW 5th Ave (Subject)	T5-O	1960	4,131			
167 NW 23rd St	T5-O	1927	1,402	7/13/2026	4,700,000	3,352
333 NW 23rd St	T5-O	1962	3,150	5/13/2026	7,350,000	2,333
320 NW 26th St	T5-O	1954	12,947	7/17/2026	24,481,163	1,891
345 NW 24th St	T5-O	1949	1,816	7/15/2026	3,020,000	1,663
51 NW 23rd St	T5-O	2016	21,697	7/8/2026	25,732,426	1,186
276 NW 27th Ter (CU-2)	T5-O	2026	4,871	7/2/2026	6,000,000	1,231
Average			7,647		11,880,598	1,943

OFFERING SUMMARY

2525 NW 5TH AVE, MIAMI, FL 33127

	Contact Broker
Sale Price:	
Lot Size:	5,400 SF
Building Size:	4,131 SF
Zoning:	T5-O
Max Commercial Building Area:	23,281 SF
Max Building Height:	8 Stories
Max Residential Units:	20
Max Lodging Rooms:	40

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Conceptual Rendering



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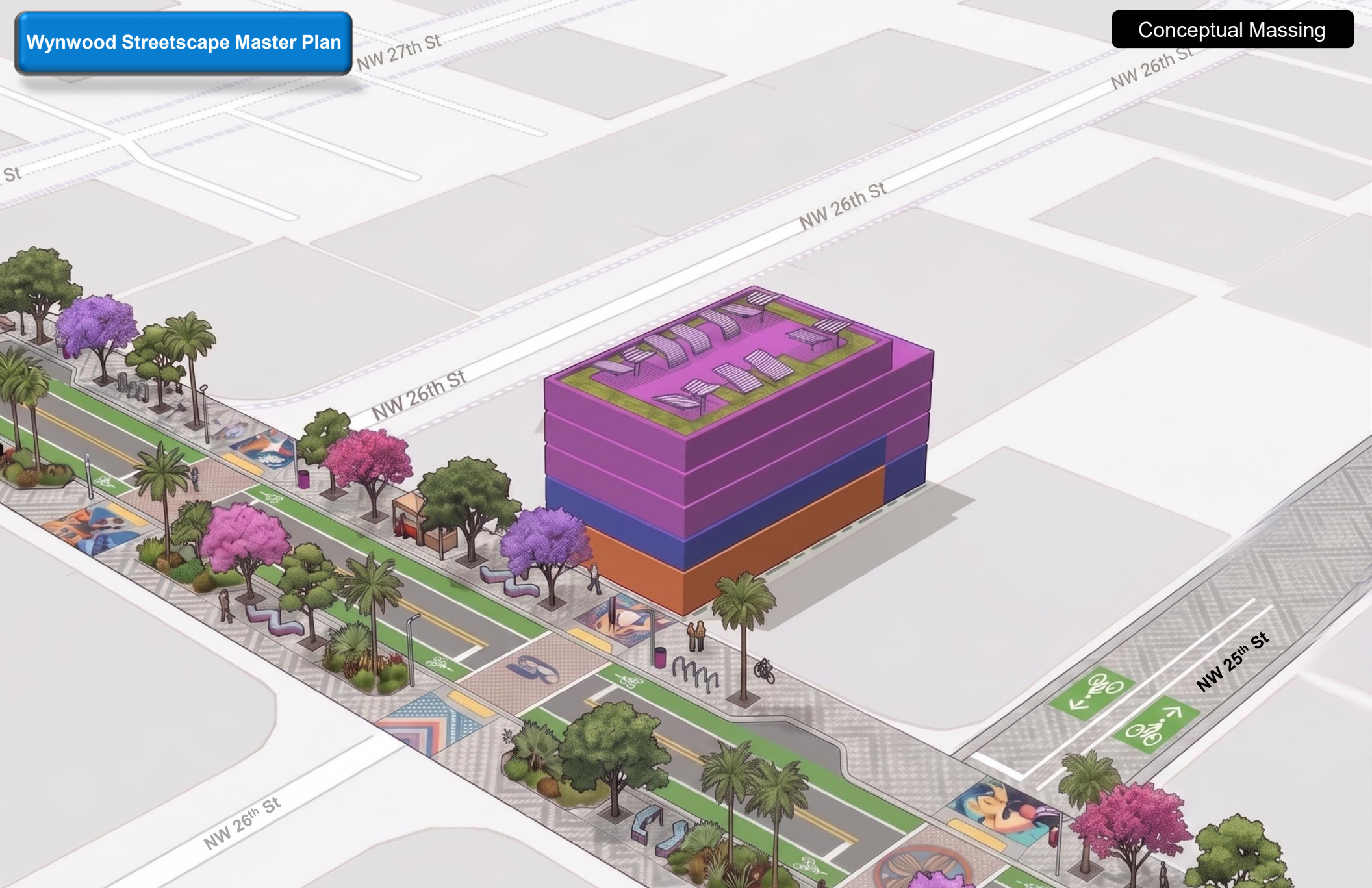
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