

# WYNWOOD29 COVERED LAND

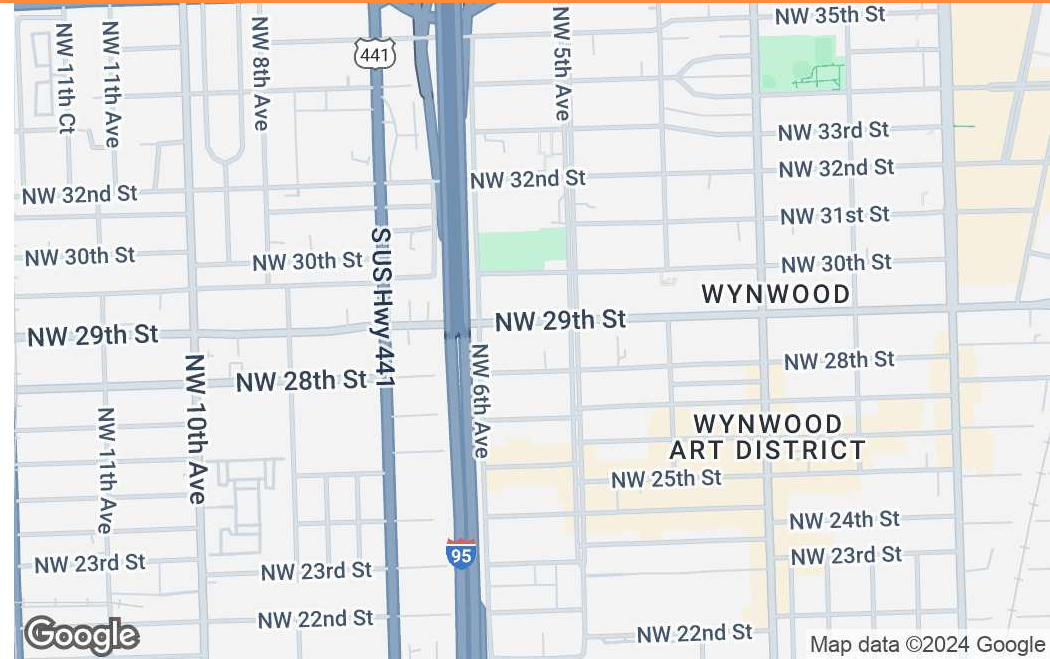
**FOR SALE**

ADDRESS NOT DISCLOSED

**21,000 Sq Ft**

An aerial photograph of a city block in Wynwood, Miami. The image shows a mix of industrial and commercial buildings, some with colorful murals. A large orange outline highlights a specific building complex in the center of the block. The text '21,000 Sq Ft' is overlaid on the image in a large, white, bold font. The background shows a city skyline under a blue sky with white clouds.

Watch Property Video



**+ SALE PRICE**  
Contact Broker

**+ LOT SIZE**  
21,000

**+ BUILDING AREA**  
1st Floor: 4,998 sf  
2nd Floor: 1,751 sf

**+ FRONTAGE**  
150 feet

### PROPERTY OVERVIEW

**FA Commercial** presents this covered land located at **550 NW 29th ST**, in Wynwood. This 21,000 sf lot with a freestanding building is ideal for future mixed use, retail, multifamily, restaurants, bars, or offices. The current building is a 2-story, 6,749 sq. foot auto storage building built in 1981. The 150 feet of frontage of the property is along NW 29th Street, one of the main roads in Wynwood.

### PROPERTY HIGHLIGHTS

- **Lot Size:** 21,000 SF
- **Freestanding Building Size:** 6,749 SF
- **Zoning:** T6-8 O
- 100% Air Conditioned
- Installed Security System & Smoke/Fire Alarms
- Hurricane-rated sliding glass doors
- **High Ceilings:** 20'
- **Land to building ratio:** 4.7:1



## PROPERTY DESCRIPTION

The subject land is rectangular in shape and contains 21,000 square feet (.48 Acres) according to the Property Appraiser's Office. The subject property is zoned in T6-8 O as it consists "...the highest density and greatest variety of uses..."

In sum, the subject site is adequate with respect to size, shape, dimensions, and capacity of utilities to support the subject improvements. The building is 100% air conditioned and the current use of the main portion of the property is open storage for cars and motorcycles.

## LOCATION DESCRIPTION

The subject property is located on the south side of NW 29th Street between NE 5th Avenue and NW 6th Avenue in the City of Miami. The sight is thoroughly exposed and clearly visible from this road.

The subject land is also within NRD-1, a Neighborhood Redevelopment Zone. The intent of this area is "... to establish a protective series of land development regulations to transition the existing Wynwood Industrial District into an active, diverse, mixed-use neighborhood.





**BRICKELL**

**Wynwood 25 Apartments**

**Wynwood Garage**

**545Wyn Offices**

**KOBI KARP HQ**

**SUBJECT PROPERTY**



Design District

Midtown  
Miami

Paraiso District

Missioni Baia

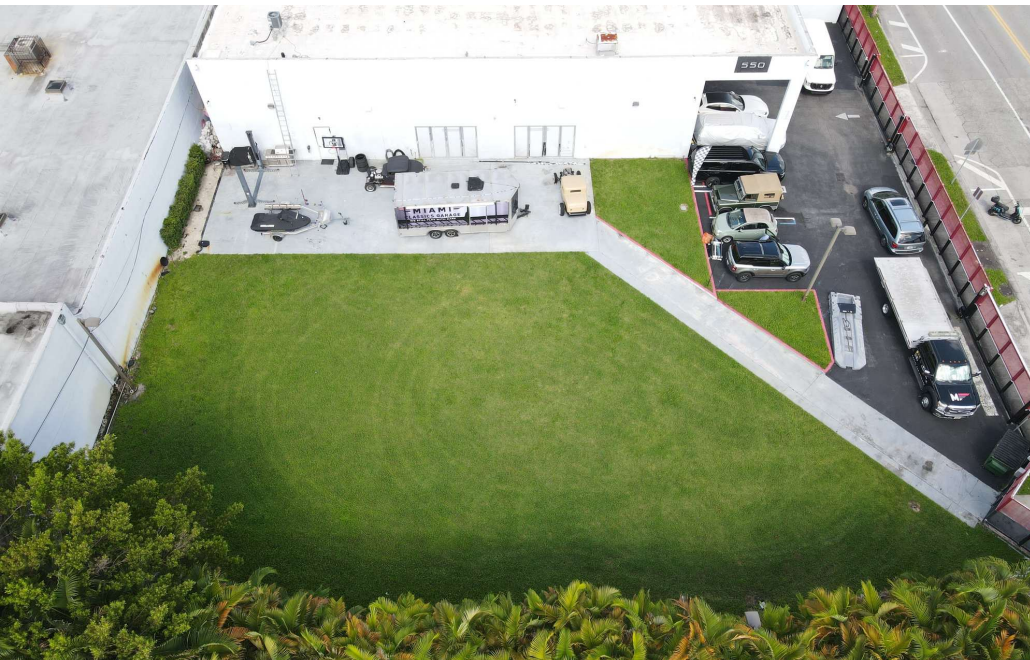
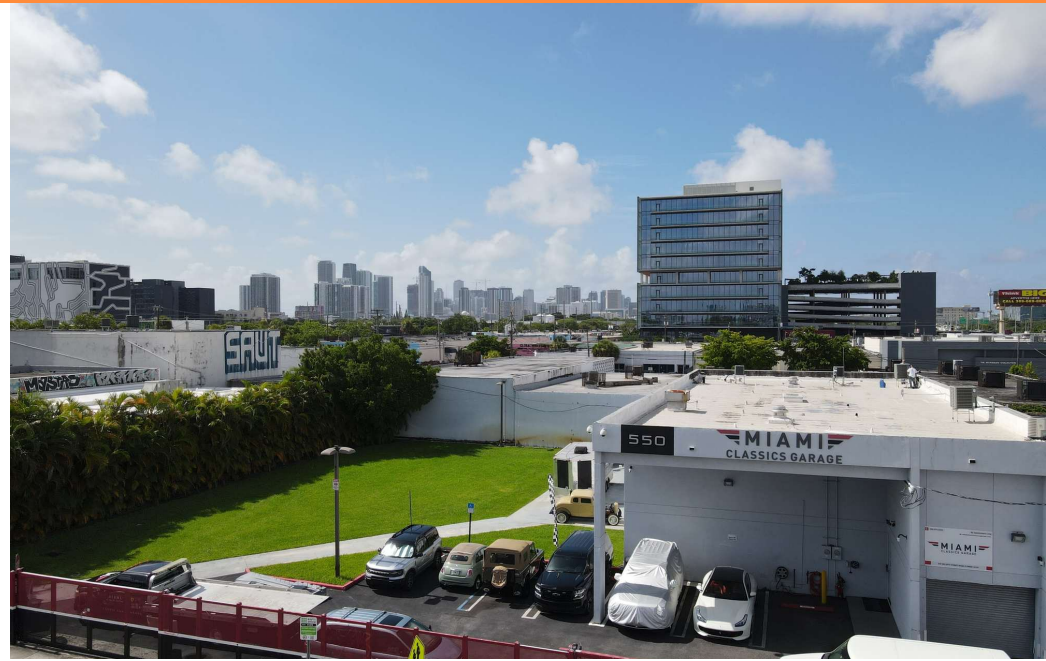
The Elysee

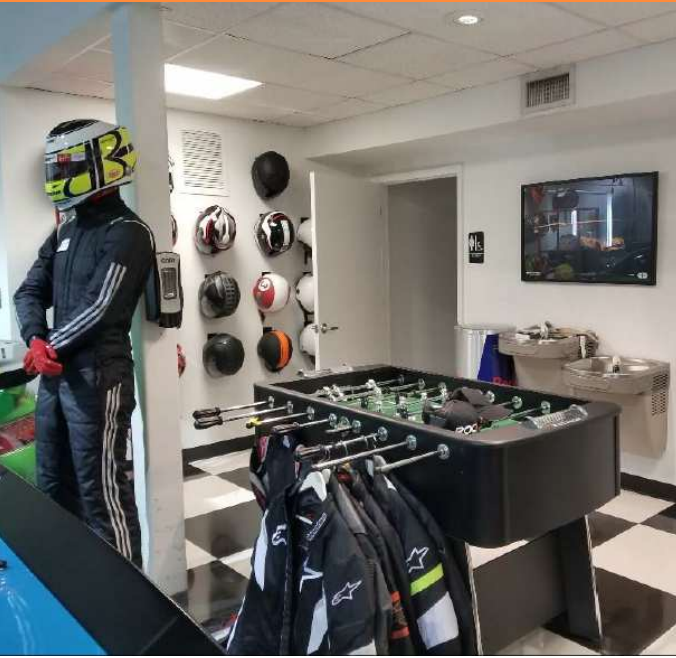
The Dorsey  
at Wynwood

WeWork  
Wynwood Garage

WYNWOOD29  
Apartments

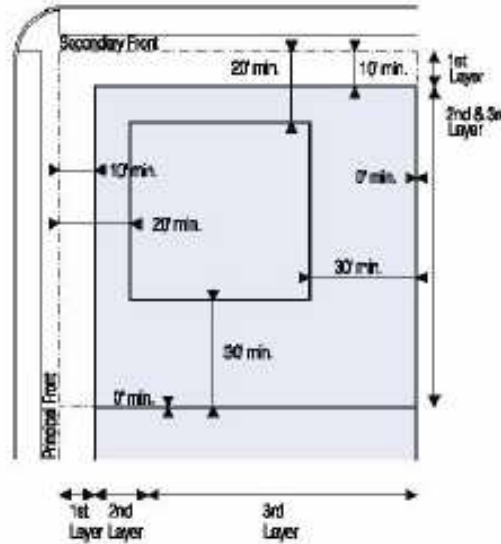








## BUILDING PLACEMENT



## ZONING DESCRIPTION

Regulating use is an important part of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development. The T6 zone has the greatest number and variety of uses.

**Restricted (R)** Single family, multifamily residences. Small lodging permitted by exception.

**Limited (L)** single family, multifamily residences, Hotels, Bed & Breakfasts, and Inns, Office space permitted in a limited capacity

**Open (O)** same as above without limitations

## PERMITTED USES

- Commercial
- Office
- Residential
- Lodging

## ZONING SUMMARY T6-8 O

<b>Lot Size</b>	21,000 SF
<b>Maximum Height</b>	8 stories
<b>Floor Lot Ratio</b>	5/ 25% additional Public Benefit
<b>Density:</b>	150 du/acre max.
<b>Lot Coverage:</b>	15,000 sq. ft. max (Residential/Lodging) 30,000 sq. ft. max. (Commercial Office)

## BUILDING SETBACKS

<b>Principal/Secondary Front</b>	10 ft.
<b>Side/Rear</b>	0 ft. or 30 ft. min. above 8th story

## ZONING DATA

### T6-8 O (Open)

In T6-8 O zone, 8 story building height is permitted by Right. This zone permits almost every type of use by Right for Residential, Office, Commercial and most Civil. Almost all other Use can be permitted by Warrant. 4 additional stories (total of 12 stories) are permitted with contributions to the Public Benefit Program.

### T6-8 ZONE BUILDING DEPOSITION

#### LOT OCCUPATION

- A. Lot Area: 1,000 sq. ft. min.; 40,000 sq. ft. max.
- B. Lot Width: 30 ft. min.
- C. Lot Coverage: 3-8 stories: 80% max.; Above 8 story: 15,000 sq. ft. or less; Floor plate for Residential & Lodging: 30,000 sq. ft. or less; Floor plate for Office & Commercial

#### E. Floor Lot Ratio (FLR)

- 1/22% additional Public Benefit.

#### F. Front Setback

- 70% min.

#### G. Open Space Requirements

- 30% of area min.

#### H. Density

- 150 residents max.

#### BUILDING SETBACK

- a. Principal Front: 10 ft. min.
- b. Secondary Front: 10 ft. min.
- c. Side: 0 ft. or 30 ft. min. above 8th story
- d. Rear: 0 ft. or 30 ft. min. above 8th story; 0 ft. min. lat through 5th story

- e. Abutting T5: 10 ft. min. lat through 8th story; 30 ft. min. above 8th story
- Abutting T4: 6 ft. min. lat through 5th story; 26 ft. min. above 5th story
- Abutting T3: 6 ft. min. lat through 3rd story; 26 ft. min. 4th through 5th story; 46 ft. min. above 5th story

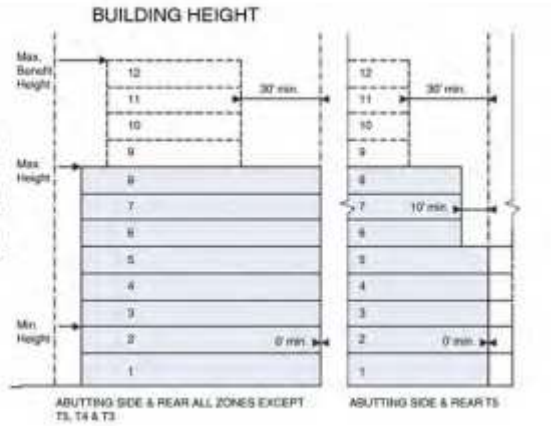
- f. Across street from T3: Principal Front: 10 ft. lat through 3rd story; Secondary Front: 30 ft. min. above 3rd story

#### BUILDING HEIGHT

- a. Minimum Height: 2 stories
- b. Maximum Height: 5 stories
- c. Max. Benefit Height: 12 stories, except when abutting a D1 zone

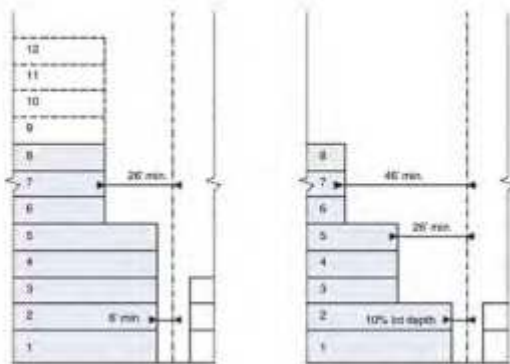
#### LANDSCAPE STANDARDS

- a. The First Layer shall be paved and landscaped to match and extend the adjoining Public Frontage.
- b. Open Space shall be a minimum of ten percent (10%) of the Lot Area. Unpaved Open Space shall be a minimum five percent (5%) of the Lot Area.



ABUTTING SIDE & REAR ALL ZONES EXCEPT T5, T4 & T3

ABUTTING SIDE & REAR T5

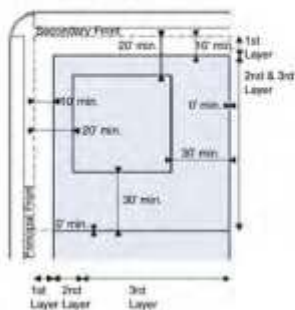


ABUTTING SIDE & REAR T4

ABUTTING SIDE & REAR T3

\*\* 10% of Lot Depth for Lots more than 120' deep  
6' Min. for Lots less than 120' deep

### BUILDING PLACEMENT

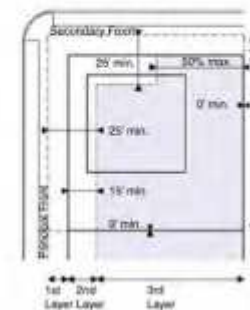


### REGULATION OF USES

Use	Regulation
<b>Residential</b>	
Single Family Residence	R
Community Residence	E
Ancillary Unit	E
Two Family Residence	R
Multi Family Housing	R
Dormitory	R
Home Office	R
Live-Work	R
Work-Work	R
<b>Landings</b>	
Bed & Breakfast	R
Inn	R
Hotel	R
<b>Office</b>	
Office	R
<b>Commercial</b>	
Auto Related	W
Entertainment Establishment	R
Entertainment Establishment - Adult	R
Food Service Establishment	R
Alcohol Service Establishment	E
General Commercial	R
Marine Related	W
Open Air Retail	W
Place of Assembly	R
Recreational Establishment	R
<b>Civic</b>	
Community Facility	R
Recreational Facility	R
Religious Facility	R
Regional Activity Complex	E
<b>Civil Support</b>	
Community Support Facility	W
Infrastructure & Utilities	W
Major Facility	W
Marina	W
Public Parking	W
Rescue Mission	W
Transit Facilities	W
<b>Educational</b>	
Childcare	W
College / University	W
Elementary School	W
Learning Center	R
Middle / High School	R
Pre-School	R
Research Facility	R
Special Training / Vocational	W

**R = the use is permitted by Right**  
**W = the use is permitted by Warrant**  
**E = the use is permitted by Exception**

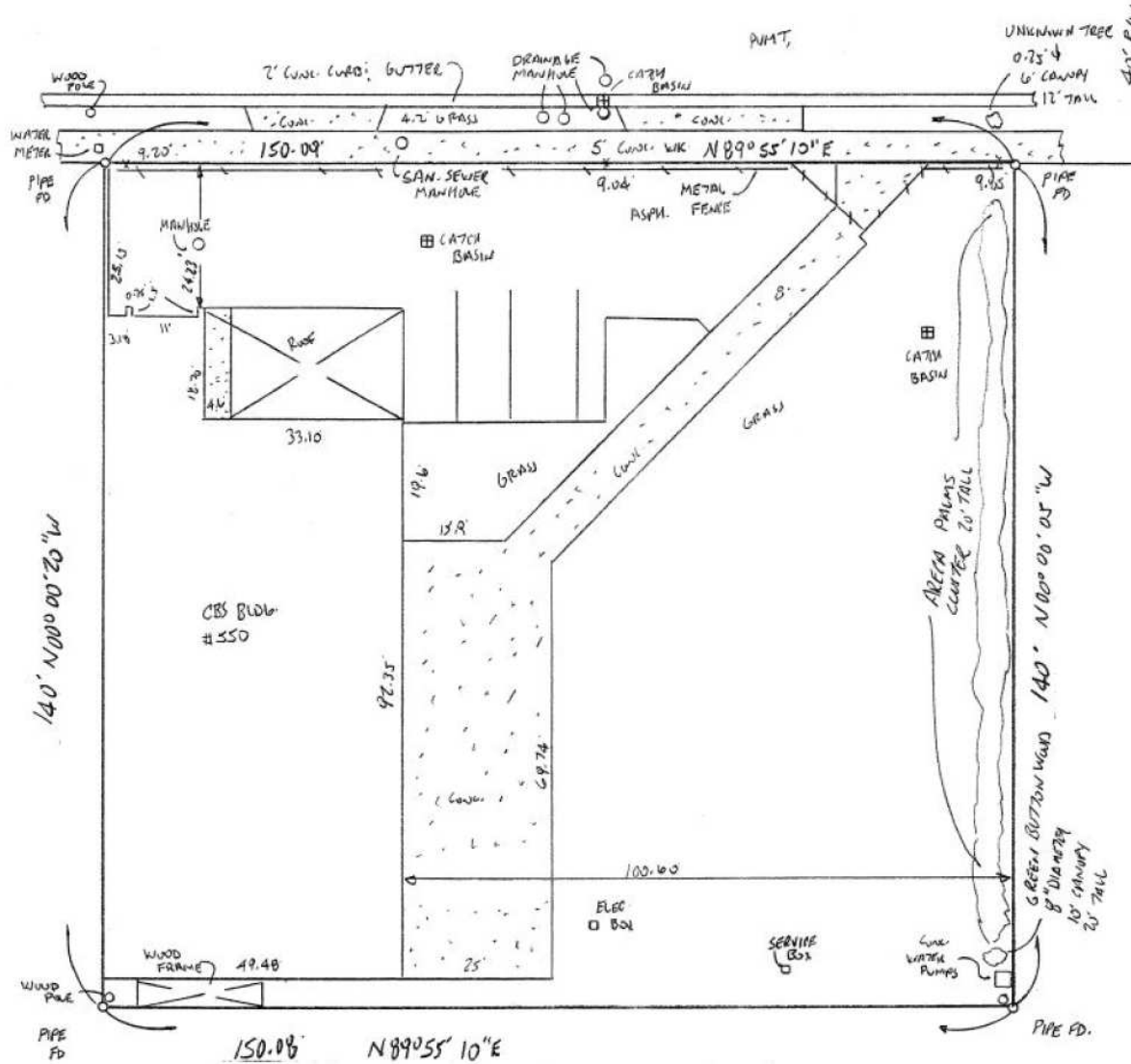
### PARKING PLACEMENT

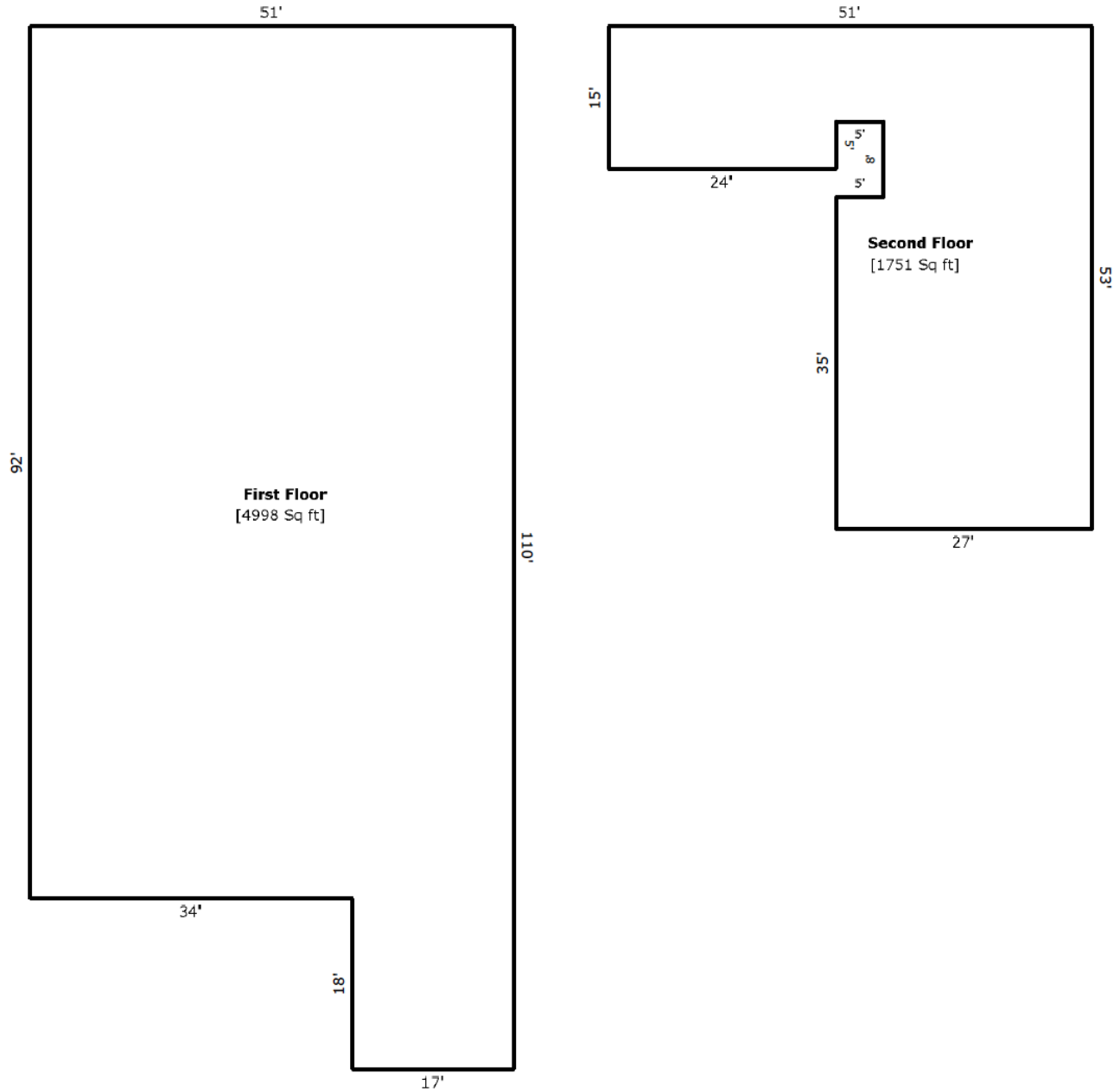


### PARKING STANDARDS

Use	Parking Standards
<b>Residential</b>	<ul style="list-style-type: none"> <li>• Minimum 1 additional visitor parking space for every 10 dwelling units.</li> <li>• Live-work/Work-Live: Work component shall provide parking as required by the non-residential use in addition to parking required for the dwelling unit.</li> <li>• Adult Family Care Homes: Minimum 1 space per staff member and 1 space per 4 residents.</li> <li>• Community Residence: Minimum of 1 parking space per staff member in addition to the parking required for the principal dwelling units.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standards, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within its mile radius of T33 and within its mile radius of a Transit Corridor by thirty percent (30%) by process of Warrant, except when site is within 500 feet of T3.</li> <li>• 25-70-30 &amp; 75-45 parking for residential uses located within 1000 feet of a Transit or Pedestrian-orientation shall not be required.</li> <li>• Parking may be provided by commercial or lease office within 1000 feet by process of Warrant, except when site is within 500 feet of T3.</li> </ul>
<b>Office</b>	<ul style="list-style-type: none"> <li>• Office uses are permitted as listed in the Table 5.</li> <li>• Minimum of 2 parking spaces for every 1,000 square feet of office use.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standards, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within its mile radius of T33 and within its mile radius of a Transit Corridor by thirty percent (30%) by process of Warrant, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by commercial or lease office within 1000 feet by process of Warrant, except when site is within 500 feet of T3.</li> </ul>
<b>Commercial</b>	<ul style="list-style-type: none"> <li>• Commercial uses are permitted as listed in Table 5, limited by compliance with: <ul style="list-style-type: none"> <li>• The building use allowed the commercial use on each lot is limited to the first two stories of the principal building and must be the same 20% building floor area ratio.</li> <li>• A maximum area of 60,000 square feet per establishment.</li> </ul> </li> <li>• Minimum of 2 parking spaces for every 1,000 square feet of commercial use, except for Public Storage Facilities, minimum 1 parking space for every 2,000 square feet.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standards, Article 4, Table 5.</li> <li>• Auto-related: Drive-Thru or Drive-In Facilities: See Article 5.</li> <li>• Parking ratio may be reduced within its mile radius of T33 and within its mile radius of a Transit Corridor by thirty percent (30%) by process of Warrant, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by commercial or lease office within 1000 feet by process of Warrant, except when site is within 500 feet of T3.</li> </ul>
<b>Civic</b>	<ul style="list-style-type: none"> <li>• Civic uses are permitted as listed in Table 5, limited by compliance with: <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 1,000 square feet of institutional or assembly use, and parking spaces for other uses as indicated.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standards, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within its mile radius of T33 and within its mile radius of a Transit Corridor by thirty percent (30%) by process of Warrant, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by commercial or lease office within 1000 feet by process of Warrant, except when site is within 500 feet of T3.</li> </ul> </li> </ul>
<b>Educational</b>	<ul style="list-style-type: none"> <li>• Educational uses are permitted as listed in Table 5, limited by compliance with: <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 square feet of institutional use.</li> <li>• Childcare Facilities: Minimum of 1 space per staff member.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standards, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within its mile radius of T33 and within its mile radius of a Transit Corridor by thirty percent (30%) by process of Warrant, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by commercial or lease office within 1000 feet by process of Warrant, except when site is within 500 feet of T3.</li> </ul> </li> </ul>

## SURVEY OF SUBJECT PROPERTY





NW 29th St

NW 29th St

NW 2nd St

NW 2nd St

**Kobi Karp HQ**

**SUBJECT PROPERTY**

**The Marguiles Collection Wynwood Studio**

**Wyncode**  
LiveLoveCafe  
ParanoiaMiami  
UnicornFactory  
Jeeuh

**Wynwood Brewing**

**RC COLA PLANT & EVENTS SPACE**

**Swarm Events**

**Actibo**

**DIROCCO**

**Logistics FineArts**

**Oliver Cole Gallery**

**Wynwood Walk**

**MiamiNewTimes**  
MiamiCafe  
CieloArtisanPops  
MKDA  
Junior&Hatter  
Meridiani  
StudioWynwood  
Blue

**Paniq Escape Room**

**WeWork Wynwood Garage**

**Zak the Baker**

**UNKWN**

**Wynwood Park**

**Miami Light Project**

**The Lab Miami**

**Wynwood Walls**

**KYU**

**Wynwood Kitchen**

**Joey's Italian Cafe**

**Syndicate Wynwood**

**Dogfishhead Brewery**

**Doya**

**ShotsMiami**  
Centro  
MapsBacklot  
Catch

**LeChick**

**Panther Coffee**  
CoyoTaco  
Haiku  
Scotch&Soda

**MANA EVENTS CENTER**

**Wynwood Marketplace**

**Bakan**

**Boxelder Beer Market**

**Palmar**

**Melindas**  
Spanglish CraftBar  
Fireman Deteks  
Grails

**Morgans**

**R House**

**SuViche**  
Wynwood BID  
TheBridalProject

**LeLabo**  
RustWynwood  
ILLIMIT  
OakberryAcai  
WynwoodDiner

**WAYKU**

**DOMIO**

**Beaker & Gray**  
MiracleLeaf  
BubbaTea  
Mr.Baguette

**Konos**  
Miami Mojito Company

**Morelia**  
Ice Cream  
Paletas

**Yeza Sur Brewing**

**Manta Wynwood**  
AUBI&RAMSA

**305Pizza**

**DirtyRabbit**

**Lagunitas Brewery**

**Joe&theJuice**  
LaSandchicerie  
1800Lucky  
Gramps  
PilosTequilaGarden  
Racket

**J Wakefield Brewing**  
Mayami

**Three & No. 3Social**  
SaltyDonut  
OOH RAW!  
WynwoodArcade

**BackDoor Monkey**

**Mr.Kream**

**Pizza & Beer**

**The New Wood Tavern**

**Wynwood Square**



KYU Restaurant



Three & No. 3 Social



Zak The Baker Wynwood



The Dirty Rabbit



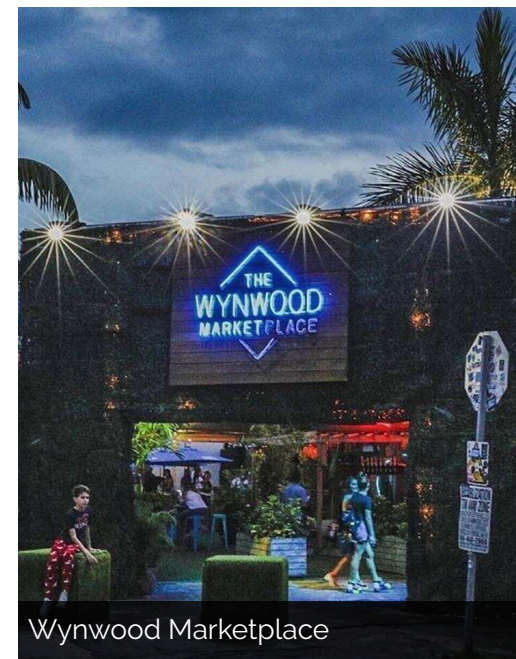
Spotify HQ at Oasis Wynwood



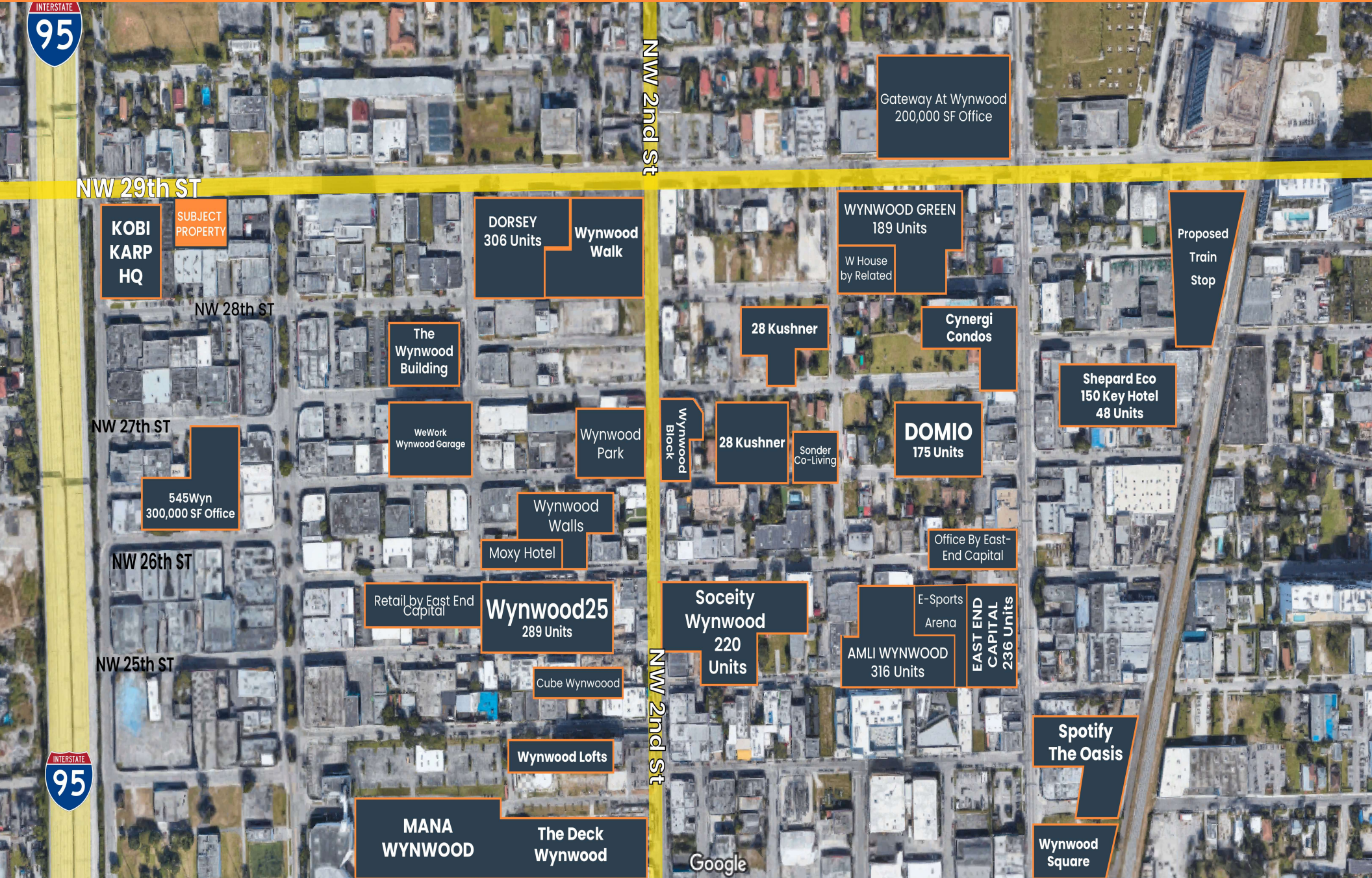
Oasis Wynwood



1-800-Lucky

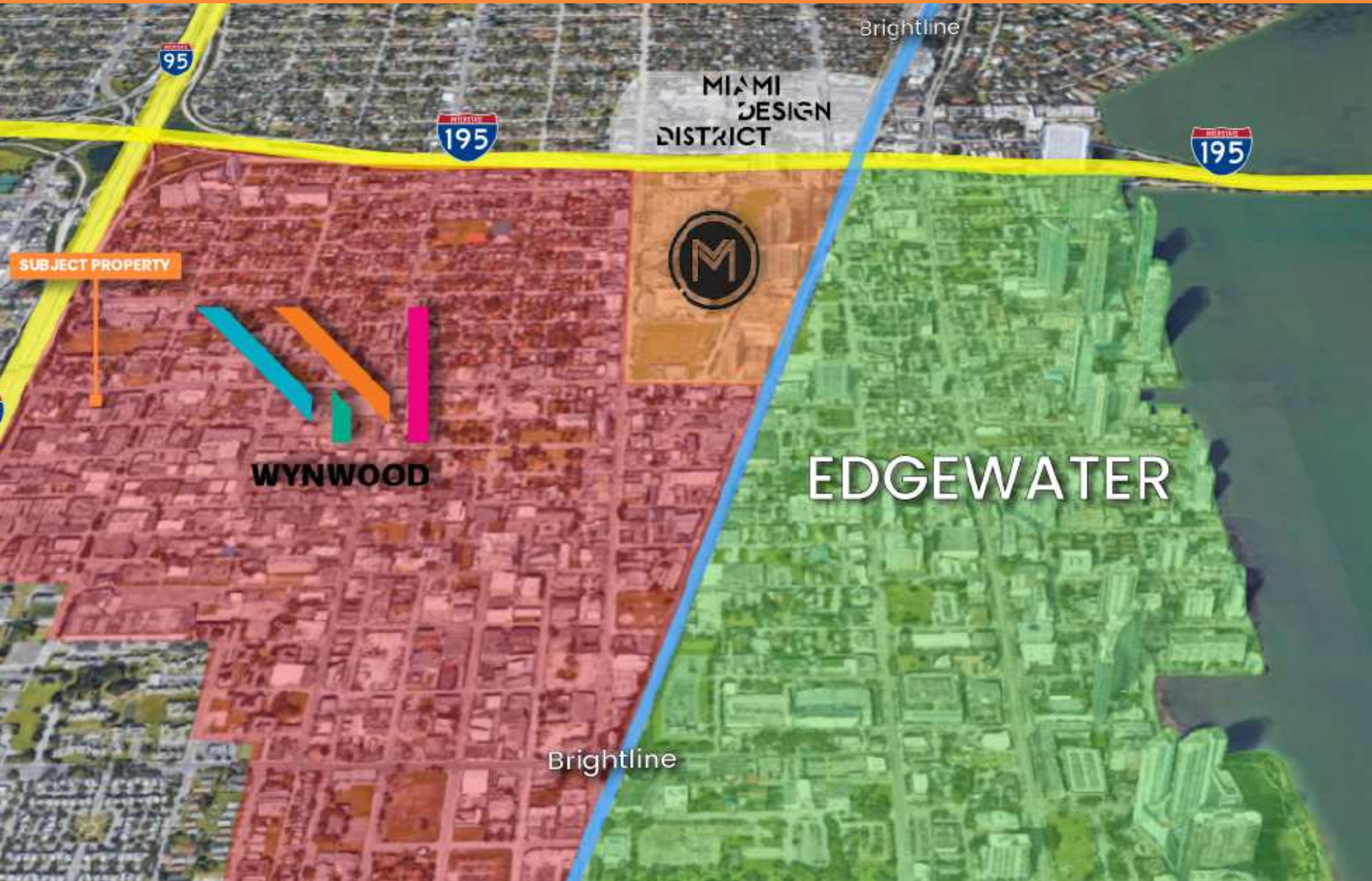


Wynwood Marketplace









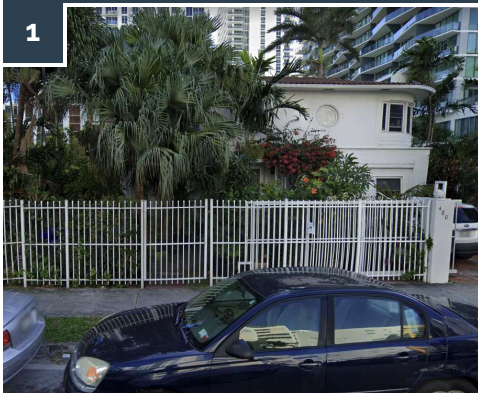




**WYNWOOD29**

Address Not Disclosed, Miami, FL

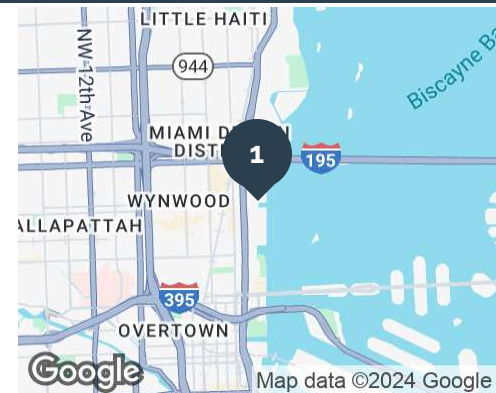
Price: Subject To Offer      Lot Size: 21,000 SF  
 Cap Rate: N/A



**480 NE 29TH ST**

480 NE 29th ST, Miami, FL 33137

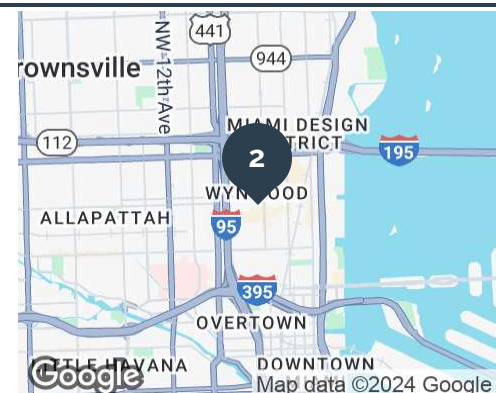
Price: \$4,500,000      Lot Size: 6,300 SF  
 Cap Rate: N/A      Price/SF: \$714.29



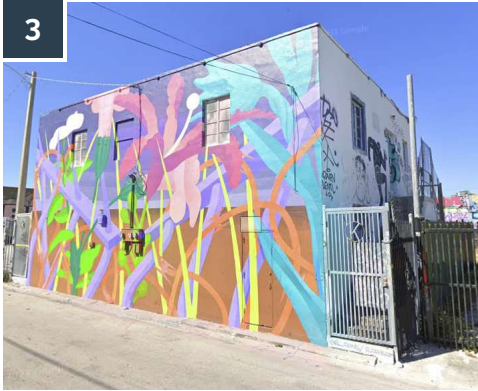
**257-259 NW 27TH ST**

257-259 NW 27th St, Miami, FL 33127

Price: \$30,750,000      Lot Size: 54,450 SF  
 Cap Rate: N/A      Price/SF: \$564.74



3



**260 NW 28TH ST**

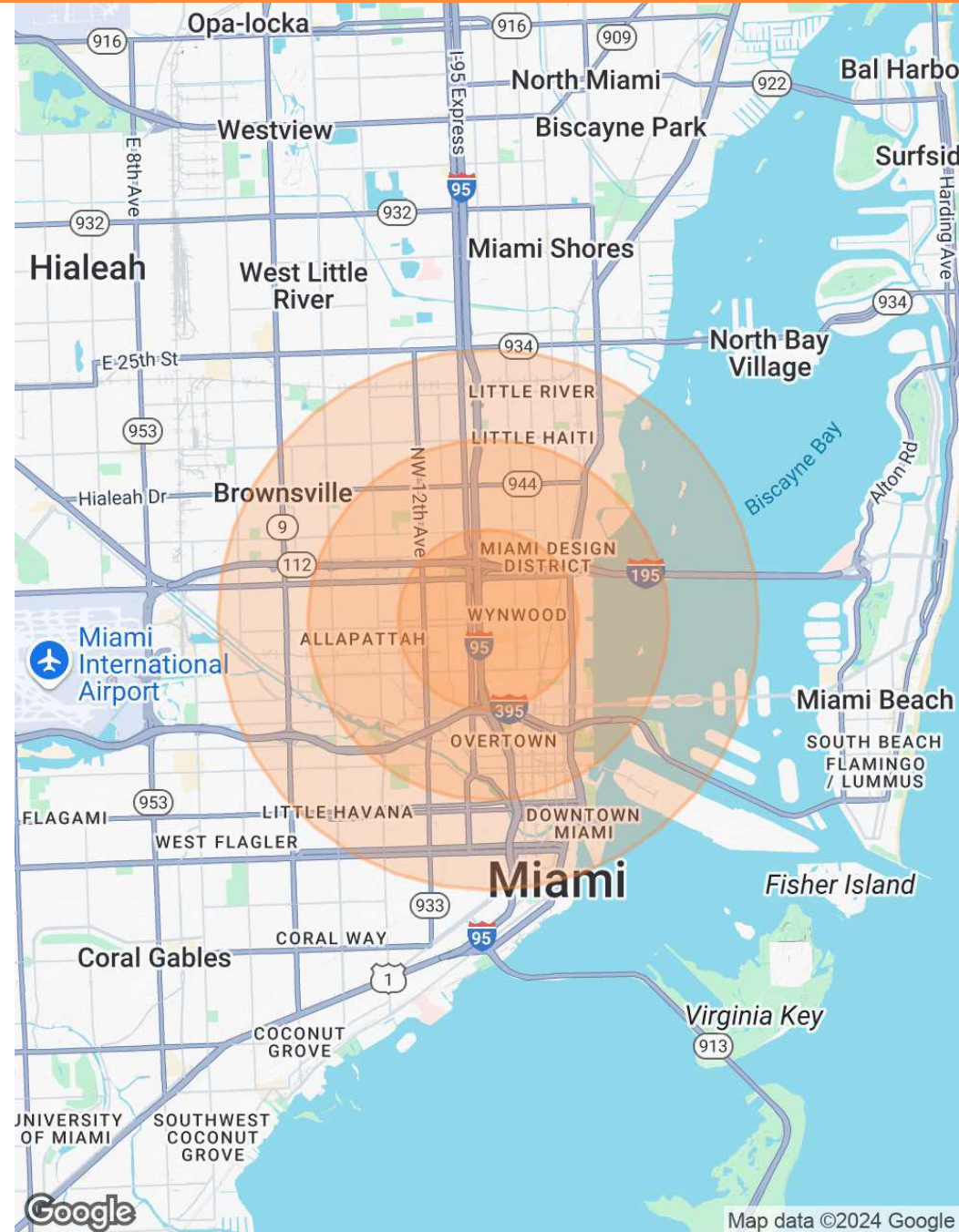
260 NW 28th St, Miami, FL 33127

Price:	\$5,800,000	Lot Size:	9,252 SF
Cap Rate:	N/A	Price/SF:	\$626.89



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	32,518	114,275	253,033
Average Age	34.2	35.0	35.9
Average Age (Male)	34.0	33.4	34.2
Average Age (Female)	34.0	36.5	37.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,112	39,467	93,193
# of Persons per HH	3.6	2.9	2.7
Average HH Income	\$31,870	\$35,903	\$36,842
Average House Value	\$241,275	\$271,286	\$309,447
RACE	1 MILE	2 MILES	3 MILES
% White	45.5%	49.9%	58.8%
% Black	46.4%	42.7%	35.0%
% Asian	0.5%	1.1%	0.8%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.1%	0.1%	0.1%
% Other	5.8%	4.8%	4.0%

\* Demographic data derived from 2020 ACS - US Census



## FABIO FAERMAN

CCIM | Broker Associate



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Suite 104  
Miami, FL 33131  
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info@facommercial.com

**FORTUNE**  
INTERNATIONAL  
— REALTY —

## PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune International Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five consecutive years he has been awarded as the #1 Top Producing Broker of Fortune International Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petite, La Cantina # 20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Ubreakifix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence, and Granier Bakery.

## EDUCATION

CCIM, MBA, BA in Architecture

## ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International Realty was founded in 1983 by Edgardo Defortuna. Since then, the company experienced exponential growth to include brokerage activities, property management, financing, new development sales and proprietary developments.

What started as a boutique company has now become one of the leading real estate firms in South Florida with 12 local offices as well as 6 international locations, reaching revenue of \$3billion annually.

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

*Presented By:*

FABIO FAERMAN, CCIM

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 [info@facommercial.com](mailto:info@facommercial.com)

**FA**  
Commercial

