



FOR SALE

COVERED LAND PLAY WITH ASSEMBLAGE UPSIDE

WYNWOOD NORTE | MIAMI, FL
237 NW 33RD ST
PARKING EXEMPT UNDER 20K SF

\$975,000

LIST PRICE

5,000 SF

TOTAL LOT SIZE

T4-R

ZONING

17

UNITS BY RIGHT



ALLOWABLE USES

MULTIFAMILY	TOWNHOMES	LIVE/WORK
APARTMENTS	CONDOS	WORKFORCE
CO-LIVING	RENTALS	MIXED-INCOME

FAUSTO COMMERCIAL PRESENTS

Wynwood Norte sits inside Miami's NRD-2 overlay, adopted to add residential density between I-95 and North Miami Avenue while holding neighborhood scale. The site allows three stories by right, with additional height available through qualifying workforce housing and the NRD-2 Public Benefits Program. Qualifying structures under 20,000 SF carry no off-street parking requirement, letting a developer maximize efficiency on a compact footprint. A 1926 structure remains on site and can carry interim income through pre-development. Minutes from Wynwood, Midtown, the Design District and Edgewater.

INVESTMENT HIGHLIGHTS

- Three stories by right; bonus height via NRD-2 Public Benefits Program
- 227 and 221 NW 33rd St on market — path to a ±30,000 SF assemblage
- Assembled parcels support up to 102 units by right; 1926 building on site

EXCLUSIVELY LISTED BY



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