

FOR SALE

2824 NW 5TH AVE.,
MIAMI, FL 33127

Facing 5th Ave And In The Highly Desirable Wynwood, This Flex Space Offers A Total Of 13,000sqft Equally Divided On 2 Floors, With The 2nd Floorboasting Extra High 18 Foot Ceilings With Twin Troof! Massive Open Space Perfect For A Gallery, Showroom, Restaurant, Club, Retail Or Hybrid. Both Floors Are Fully Air-Conditioned With Units Less Than 3 Years Old. 5th Ave Is The Future Of Wynwood, With The Master Plan Approved In 2020, 5th Ave Is Expected To See A Massive Redesign Take Place Making 5th Ave A Main Miami Corridor.

- | 6,752 SF Lot
- | 13,719 SF Building
- | T5-O Zoned
- | Under NRD1 Zoning Overlay
- | 150 Units/Acre
- | 6 Stories Allowable Height By Right
- | Twin T Roof
- | 18 Foot Ceilings
- | Right Off Main 29th & 5th Intersection
- | Seller Financing Available At Below Market Rate

PRICE: \$5,750,000

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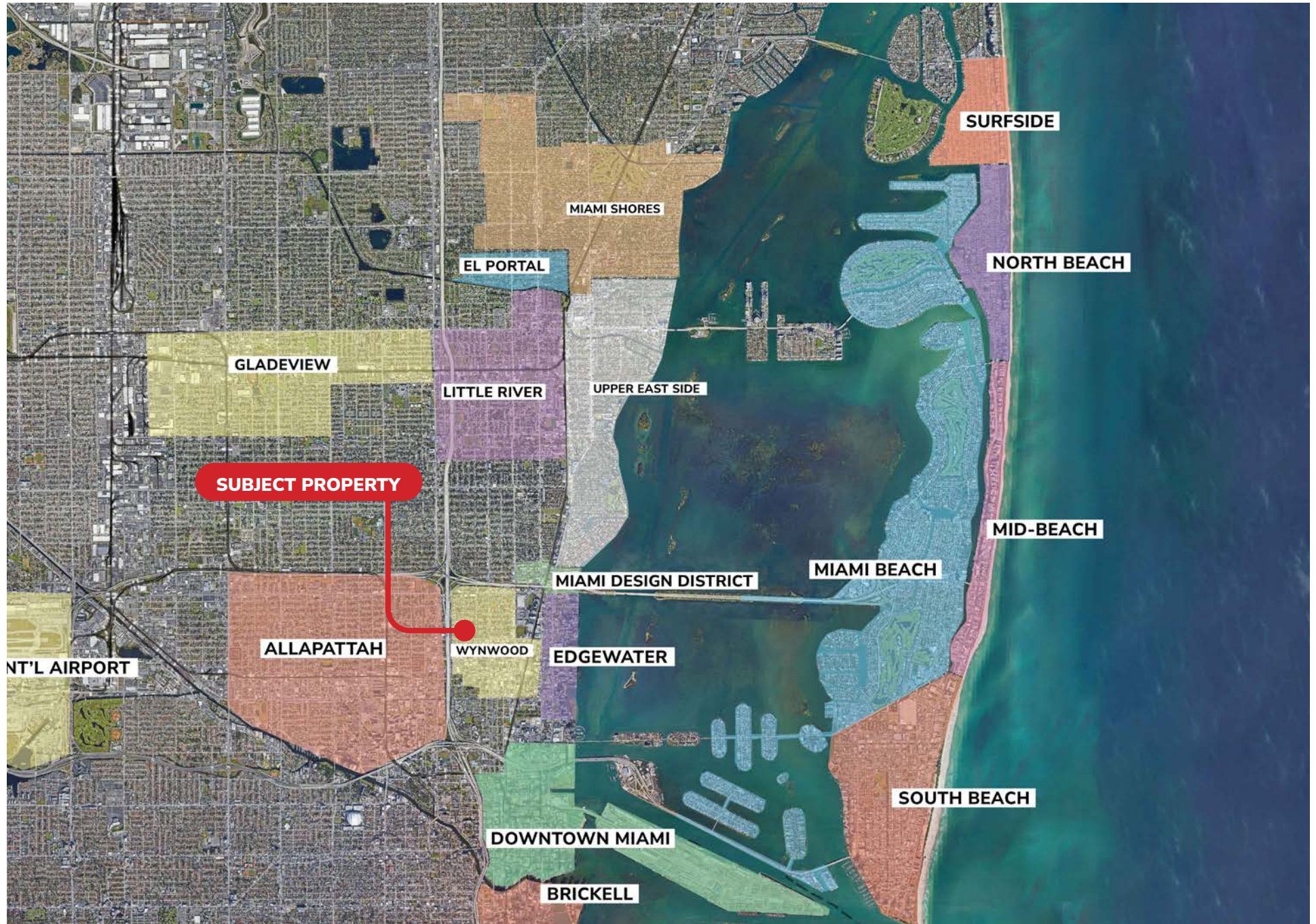
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RIVIERAHORIZONS

LOCATION



2

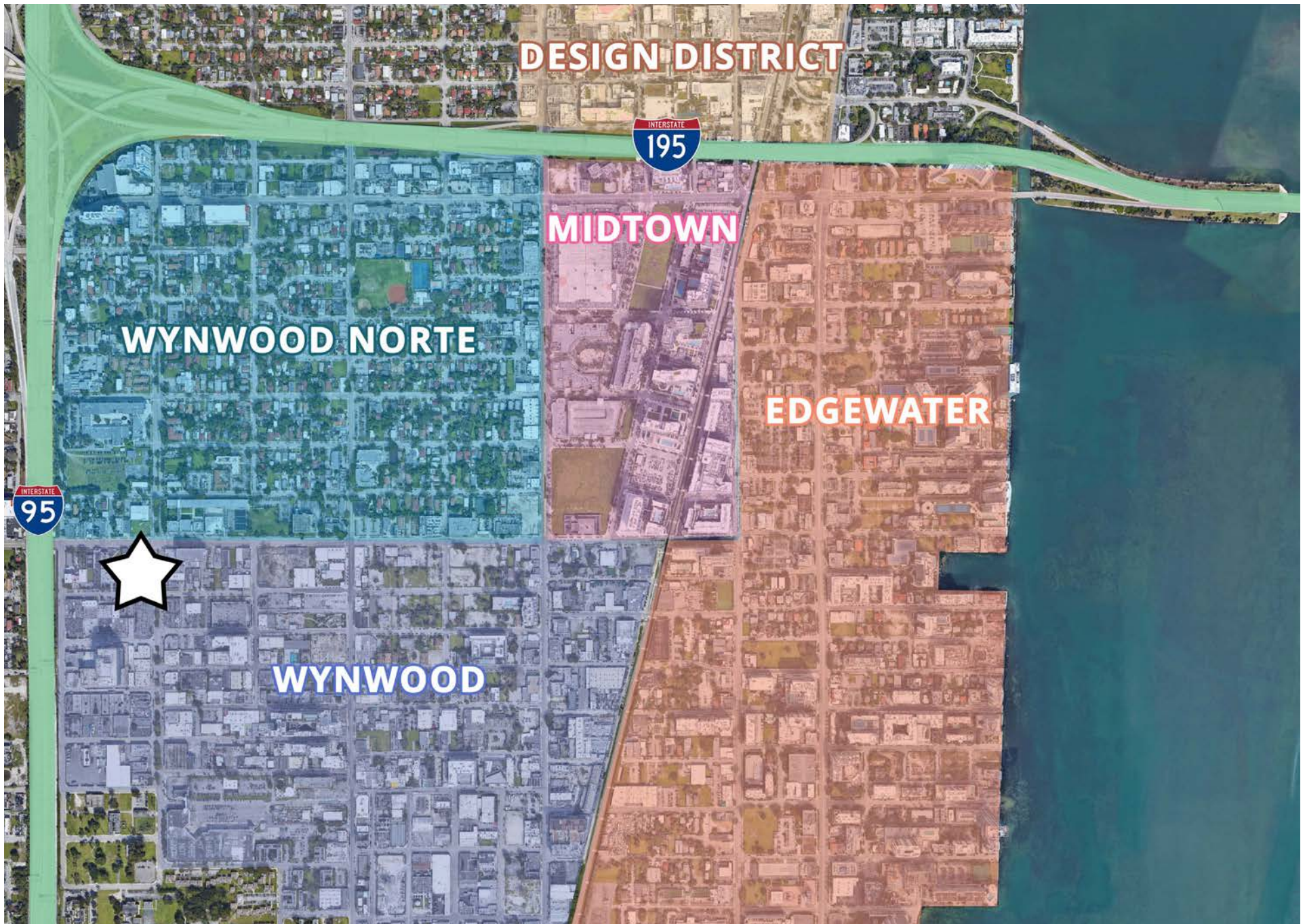
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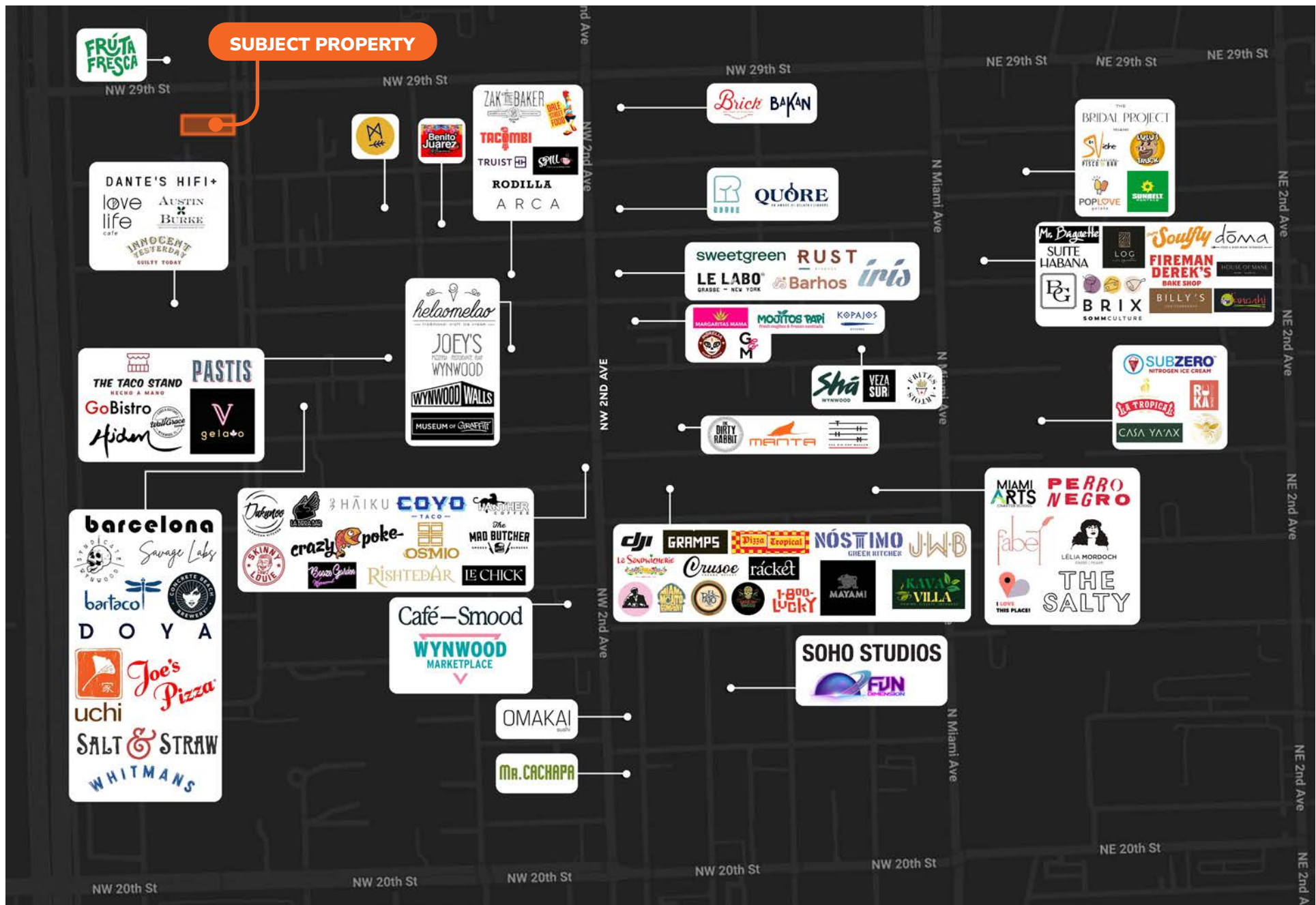
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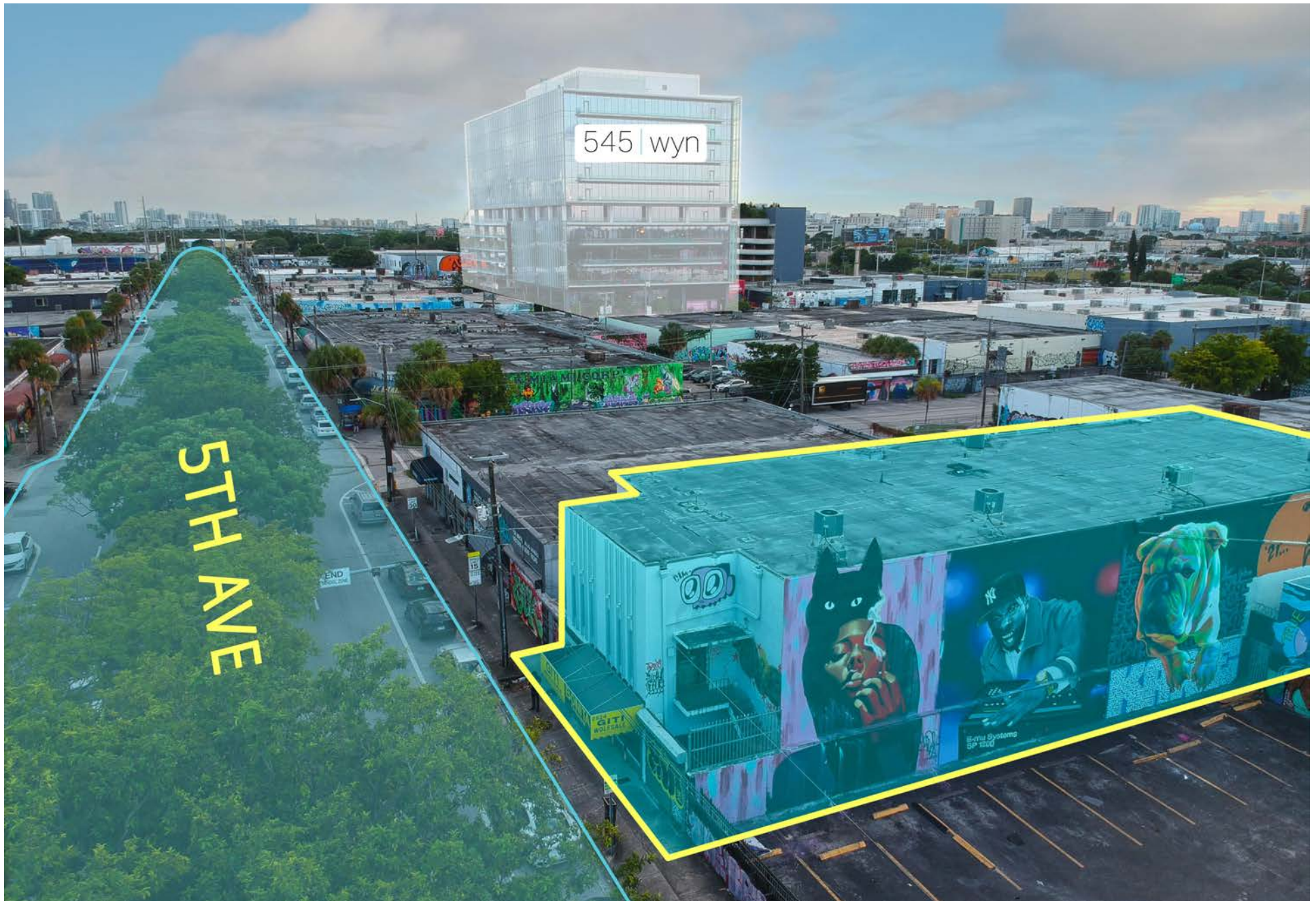
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EXTERIOR PHOTO



6

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EXTERIOR PHOTO





INTERIOR PHOTOS



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INTERIOR PHOTOS



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11

ZONING



Illustration of a T5
Five-story with ground-floor (commercial)

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.

In T5 zones, the emphasis is on limited mixed-use and multi-family residences. T5 creates a small town centre feel and encourages pedestrian activity with options for tourist-driven businesses and small lodging.

Restricted (R) single family, ancillary units, two family, & multifamily residences

Limited (L) same as above, and limited commercial, office, lodging, & community centres

Open (O) additional lodging and entertainment establishments permitted

A complete version of this diagram (for all transect zones) is found in Article 4, Table 3 of the Miami 21 Zoning Code.

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

REGULATION OF USES

	R	L	O
Residential			
Single Family Residence	R	R	R
Community Residence	R	R	R
Ancillary Unit			
Two Family Residence	R	R	R
Multi Family Housing	R	R	R
Dormitory		R	R
Home Office	R	R	R
Live - Work		R	R
Work - Live			
Lodging			
Bed & Breakfast	E	R	R
Inn	E	R	R
Hotel		R	R
Office			
Office		R	R
Commercial			
Auto Related			W
Entertainment Establishment		W	R
Entertainment Establishment - Adult			
Food Service Establishment		R	R
Alcohol Service Establishment		E	E
General Commercial		R	R
Marine Related		W	W
Open Air Retail		W	W
Place of Assembly		R	R
Recreational Establishment		R	R

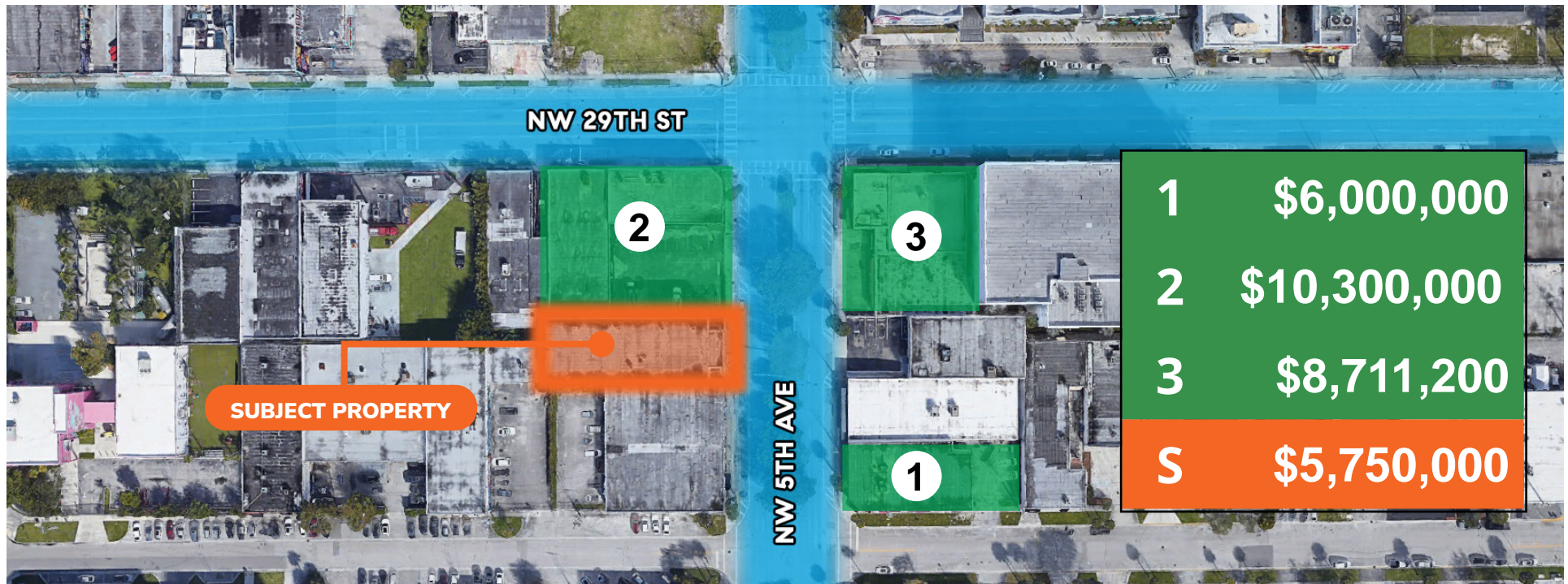
COMPARABLES

SALES COMPS

Address	Date Of Sale	Price	Internal SF	Lot Size	Internal Price/SF	Land Price/SF
2801 NW 5th Ave 1	6/6/2024	\$6,000,000	5,432	9,295	\$1,104.57	\$645.51
2830 NW 5th Ave 2	3/28/2022	\$10,300,000	13,390	15,115	\$769.23	\$681.43
2887 NW 5th Ave 3	7/22/2022	\$8,711,200	10,649	11,805	\$818.03	\$737.94
2824 NW 5th Ave		\$5,750,000	13,719	675.80	\$419.13	\$851.62
Average					\$897.28	\$688.29

LEASE COMPS

Address	Annual Rate	Monthly Rate	Price/Foot	Unit Size	NNN
525 NW 27th St	\$181,300	\$15,108.33	\$35	5,180	Yes
2401 NW 5th Ave	\$146,250	\$12,187.50	\$39	3,750	Yes
2887 NW 5th Ave	\$140,000	\$11,666.67	\$35	4,000	Yes
2800 NW 5th Ave	\$350,000	\$29,166.67	\$35	10,000	Yes
2824 NW 5th Ave	\$342,975	\$28,581.25	\$25	13,719	Yes
Average			\$36		



WYNWOOD STREET - SCAPE MASTERPLAN

[VIEW ARTICLE](#)

The Wynwood Streetscape Master Plan (WSMP) is a first-of-its-kind master plan that fosters right-of-way enhancements beyond standard requirements to roadway and sidewalk conditions, with an unprecedented focus on sustainability, resiliency, mobility, safety, and social connectivity throughout the 50-city-block (10 linear miles/216 acres) arts district. Until recently, Wynwood was an industrial neighborhood made up of high vacancies, light industry, warehouses, and asphalt. The area has since transitioned into a world-class mixed-use arts district with new residents arriving every day. The WSMP extends this evolution into the public realm, reclaiming the streets for people.

This multi-phased plan yields new pedestrian-friendly streets and sidewalks, including crosswalks, tree canopy and shade, wayfinding, and living streets (known as “woonerfs”). Additionally, several proposed amendments to the Wynwood Neighborhood Revitalization District (NRD-1) are designed to incentivize property owners to build affordable/workforce housing, increase civic open space, and preserve legacy buildings and uses.

Commissioned by the City of Miami in collaboration with the Wynwood Business Improvement District (Wynwood BID), stakeholders, business owners, residents, artists, and developers, the Arquitectonica GEO-led master plan prioritizes environmental resilience and sustainability and aims to develop Wynwood into a more walkable, connected, diverse, and livable neighborhood. Approved by the City of Miami in October 2020, the Wynwood Streetscape Master Plan was formally adopted as an ordinance, making it a legally binding framework for right-of-way improvements within the Wynwood Neighborhood Revitalization District (NRD-1). This milestone ensures that future development aligns with the Plan’s guiding principles and reinforces its role as a model for resilient urban planning citywide.

The plan introduces new crosswalks, mid-block crossings, widened sidewalks, protected bicycle lanes, and district-wide signage to improve mobility and enhance connections with Midtown, Overtown, and Edgewater. It uses permeable materials, green infrastructure, and expanded curbs to address flooding and reduce pedestrian crossing distances. A continuous verge of pervious concrete and bonded rubber mulch atop structural soil supports storm-resilient native tree species with expansive root zones. These function as a living system—managing stormwater, strengthening tree anchorage during storms, and reducing the urban heat island effect.

Three uniquely designed woonerfs increase civic open space and foster community gathering. “Wynwood Walks” offers a comprehensive pedestrian network of edge parks, wellness loops, and woonerfs, reinforcing the post-industrial aesthetic through the reuse of on-site materials and sustainable design strategies.

The WSMP’s green infrastructure sets a precedent for investing in the public realm to address climate hazards such as extreme heat, wind, and flooding. It enhances ecological function, expands the urban tree canopy, supports pollinators, and reintroduces native vegetation—all while preserving Wynwood’s iconic street art. Since the district’s revitalization began, over 7,500 new jobs, 5 million annual visitors, and \$1.5 billion in investment have supported South Florida’s economy—with the WSMP ensuring that this growth is matched by a resilient, people-first urban environment.

WYNWOOD STREET - SCAPE MASTERPLAN



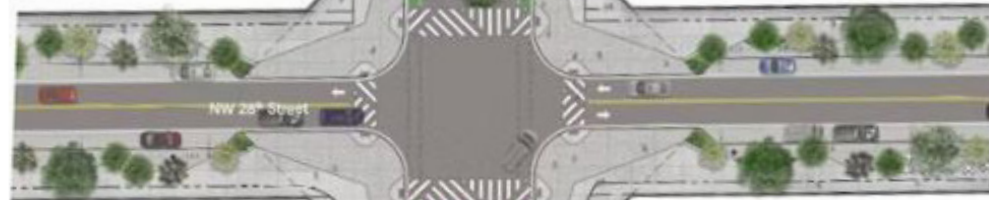
SUBJECT PROPERTY

WYNWOOD STREET - SCAPE MASTERPLAN

[VIEW ARTICLE](#)

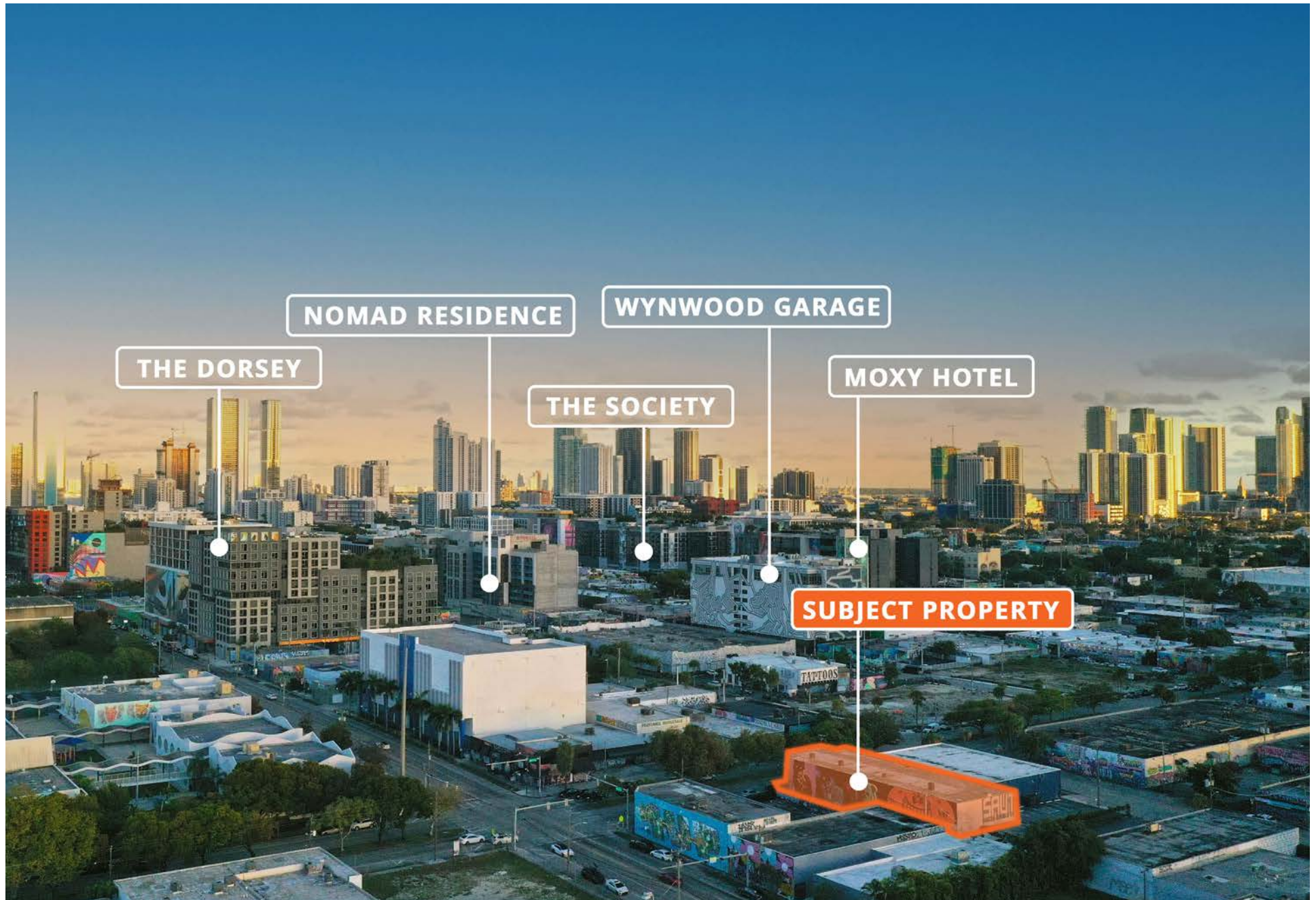


STREET TYPES



INTERSECTION OF
NW 5TH AVE & 28TH ST





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