

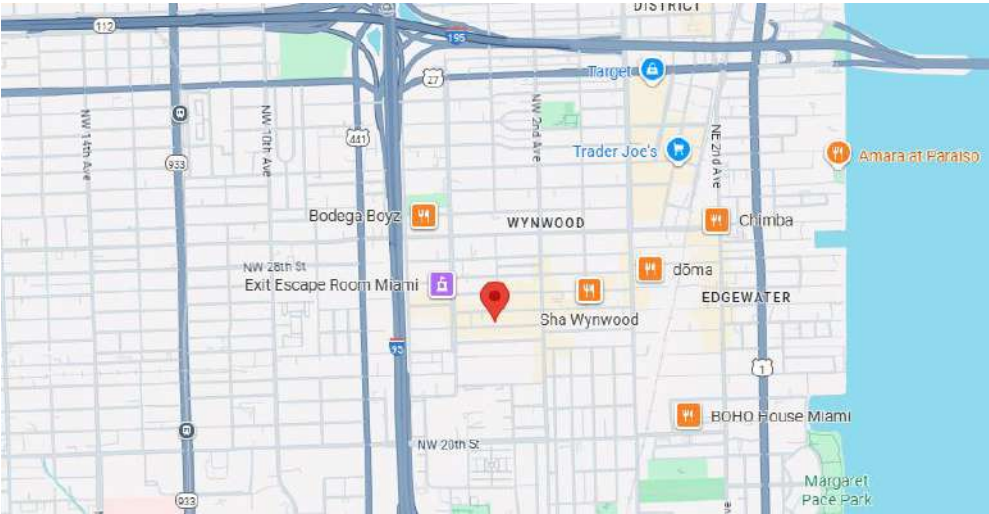


FOR SALE

Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,840,000
Submarket:	Wynwood
Building SF:	1,816 SF
Lot SF:	4,875 SF
Building RSF:	4,875 RSF Total Rentable Area
Property Type:	Small Building + Courtyard
Investment Type:	Value-Add/Owner-User
Potential Uses:	General Commercial & or F+B
Zoning:	T5-O

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 345 NW 24th Street, Located in the heart of Wynwood—Miami’s most dynamic and creative neighborhood known for its vibrant art, culture, and energy—this unique property offers an exceptional opportunity for visionary retail or F&B concepts. The building itself embodies the spirit of Wynwood, with architectural character and a thoughtfully designed layout that seamlessly blends indoor and outdoor spaces. At its core lies an interior walled courtyard, serving as a natural gathering point and open-air extension of the interior, creating a cohesive venue perfect for immersive experiences, community-driven retail, or a lively dining atmosphere. Surrounded by art galleries, boutiques, cafes, and nightlife, this property stands as an inspiring canvas for creative brands or restaurateurs looking to establish a distinctive presence in one of Miami’s most sought-after cultural districts.

PROPERTY HIGHLIGHTS

- Interior Walled Courtyard Blending Indoor And Outdoor Spaces
- Prime Wynwood Location Surrounded By Art And Culture
- Perfect For Creative Retail Or F&B

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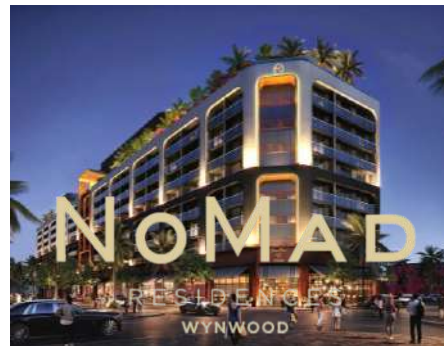
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[View Inventory](#)

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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Portfolio is located within the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Ideally located next to the Wynwood 25 on 25th Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe's Pizza, Rosemary's, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder's Fund, Atomic, Ramp Financials, Solana Spaces, etc.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the "Silicon Valley of the South" with tech companies such as Blockchain.com, OpenStores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater's dense residential communities, with quick access to Miami's Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood's main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy's Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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INTERIOR PHOTOS



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NEIGHBORHOOD CONTEXT MAP



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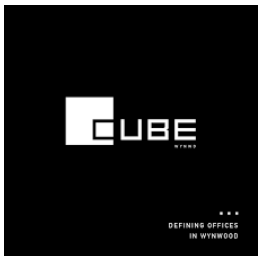
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DEMOGRAPHIC CONTEXT



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DWYN
TWN
REALTY ADVISORS
25.77°N -80.19°W



pwc



ATOMIC 



ramp 



Gensler

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INTERIOR EXISTING + CONCEPTUAL RENDERINGS



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EXISTING + CONCEPTUAL EXTERIOR RENDERING



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MOODBOARD



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SALE COMPS



Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Building SF	Building Price/SF	Zoning
2200 NW 2nd Ave (Part of a 3 Property Sale)	\$18,513,626	9/26/2025	49,223	\$376	27,700	\$668	T5-O/NRD-1
2230 NW 2nd Ave (Part of a 3 Property Sale)	\$3,113,936	9/26/2025	9,165	\$340	4,450	\$700	\$6,101
187 NW 28th St (Part of a 3 Property Sale)	\$5,750,000	9/12/2025	6,970	\$825	1,639	\$3,508	\$6,101
2801 NW 5th Ave	\$6,000,000	6/20/2025	9,148	\$656	5,250	\$1,143	I
120 NW 36th St	\$5,390,000	5/5/2025	14,810	\$364	1,133	\$4,757	T6-8-O
100-120 NW 36th St	\$5,390,000	5/5/2025	14,810	\$364	6,024	\$895	T6-8-O
3320-3326 NW 2nd Ave	\$3,950,000	11/8/2024	6,098	\$648	8,669	\$456	C-1, Miami
325-339 NW 24th St (Part of a 2 Property Sale)	\$8,567,035	8/1/2024	15,246	\$562	15,119	\$567	
282-292 NW 25th St (Part of a 2 Property Sale)	\$3,732,965	8/1/2024	8,959	\$417	4,641	\$804	
36-38 NW 24th St (Part of a 3 Property Sale)	\$10,500,000	4/24/2024	10,019	\$1,048	13,300	\$789	T5-O
2320-2324 N Miami Ave (Part of a 3 Property Sale)	\$7,283,447	4/24/2024	15,000	\$486	9,285	\$784	T6-8-O
2328 N Miami Ave (Part of a 3 Property Sale)	\$5,716,553	4/24/2024	6,500	\$879	3,270	\$1,748	T6-8-O
161 NW 29th St	\$5,150,000	2/16/2024	13,939	\$369	4,067	\$1,266	T6-8-O
2601 NW 6th Ave	\$7,700,000	1/5/2024	16,800	\$458	11,423	\$674	D-1
300 NW 29th St	\$5,000,000	1/2/2024	6,970	\$717	5,679	\$880	T6-8-O NRD-1
250 NW 24th St (Condo)	\$3,600,000	12/7/2023	11,326	\$318	3,396	\$1,060	\$6,100
187 NW 28th St	\$8,000,000	10/24/2023	6,970	\$1,148	1,639	\$4,881	\$6,101
170 NW 23rd St (Part of a 2 Property Sale)	\$14,759,276	9/22/2023	16,535	\$893	9,581	\$1,540	T5-O
545 NW 28th St	\$7,000,000	5/26/2023	13,939	\$502	9,600	\$729	D1 (Wynwood NRD)
2825-2841 NW 2nd Ave (Part of a 4 Property Sale)	\$19,747,156	4/12/2023	27,750	\$712	10,477	\$1,885	C-2, Miami
166 NW 29th St (Part of a 4 Property Sale)	\$4,795,778	4/12/2023	13,678	\$351	2,200	\$2,180	C-2, Miami
128 NW 25th St (Part of a 2 Property Sale)	\$3,625,383	12/8/2022	7,000	\$518	4,894	\$741	T-5-O
138 NW 25th St (Part of a 2 Property Sale)	\$2,924,617	12/8/2022	7,000	\$418	3,948	\$741	T-5-O
175 NW 20th St (Part of a 2 Property Sale)	\$3,816,165	9/29/2022	4,356	\$876	1,178	\$3,240	T6-8-O
3311 NW 2nd Ave	\$3,850,000	7/26/2022	14,810	\$260	3,216	\$1,197	T5
2887-2899 NW 5th Ave	\$8,711,200	7/22/2022	12,197	\$714	10,300	\$846	C-2
3404 N Miami Ave	\$4,533,340	6/30/2022	3,080	\$1,472	5,336	\$850	C-2
2312 N Miami Ave	\$5,575,000	6/14/2022	6,534	\$853	6,072	\$918	T6-8-O
2734 NW 1st Ave	\$9,000,000	5/23/2022	6,534	\$1,377	18,800	\$479	\$6,101
85-100 NE 27th St (Part of a 2 Property Sale)	\$16,832,721	5/16/2022	24,394	\$690	20,435	\$824	T5-O
2435-2445 N Miami Ave	\$9,200,000	4/27/2022	12,406	\$742	8,407	\$1,094	\$6,100
584 NW 27th St	\$3,075,000	4/5/2022	4,792	\$642	4,000	\$769	D1/NRD-1
3300-3326 N Miami Ave (Part of a 2 Property Sale)	\$16,697,138	3/30/2022	25,700	\$650	24,925	\$670	T5-O/T4-O, 6101
20-30 NW 34th St (Part of a 2 Property Sale)	\$6,302,862	3/30/2022	14,810	\$426	8,004	\$787	T5-O/T4-O, 4801
2830 NW 5th Ave	\$11,200,000	3/17/2022	17,160	\$653	14,000	\$800	C-2
2600-2610 N Miami Ave	\$9,050,000	1/6/2022	13068	\$692.53	14,758	\$613.23	T6-8 O NRD-1

Total Sale Comparables	36
Average Price PSF BUILDING	\$1,291.22
Median Price PSF BUILDING	\$834.74
Max Price PSF BUILDING	\$4,881.02
Min Price PSF BUILDING	\$455.65
Average Price PSF LAND	\$650.39
Median Price PSF LAND	\$648.72
Total Sale Volume	\$274,053,198
Total Building Sq Ft	306,815
Total Land Acres	10.74

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