

**FOR SALE**

*DEVELOPMENT SITE*

**227 NW  
33RD ST**

MIAMI, FL 33127

**GRIDLINE**  
PROPERTIES





# Executive Summary

**Gridline Properties is pleased to present as exclusive listing agents 227 NW 33rd Street, a 5,000 square foot lot in Wynwood Norte.**

Located just north of the Wynwood Arts District, Wynwood Norte is emerging as a vibrant and dynamic neighborhood, blending the energy of urban renewal with the charm of historic Miami. Known for its cultural diversity and local artistry, the area has become an attractive destination for investors, developers, and residents alike.

Wynwood Norte's redevelopment aims to preserve its unique character while accommodating thoughtful growth, including mixed-use properties, affordable housing options, and community-focused amenities.



\* Opportunity to acquire adjacent parcel



# Property Highlights

## FOR SALE

TYPE	Development Site
TOTAL LOT SIZE	5,000 SF
ZONING	T4-R (Wynwood NRD-2)
PRICE PER SF	\$230
PRICE	\$1,150,000

## FEATURES



**Prime development potential:** combine multiple adjacent lots for an expansive, well-sized development opportunity



Located in the NRD-2 zoning overlay



Single-family home renting for \$2,400 a month



Steps from Midtown, the Design District and the Wynwood Arts District





# Development Analysis

MAXIMUM LOT COVERAGE	70%
RESIDENTIAL DENSITY	150.00 Du / Acre
MAX BUILDING HEIGHT	40 FT
MAX HEIGHT - STORIES	3
MIN HEIGHT - STORIES	2
MAX BUILT AREA ALLOWED	10,170 SF
MAX BUILDING FOOTPRINT	3,390 SF
MIN OPEN SPACE	10%
MAX RESIDENTIAL AREA ALLOWED	10,170 SF
MAX RESIDENTIAL UNITS ALLOWED	17
MAX OFFICE AREA ALLOWED	2,542 SF

This site offers exciting development potential with up to 17 residential units across 10,170 SF, plus the option to include office space. With generous lot coverage, a three-story height limit, and flexible use options, it's a prime opportunity to build smart in one of Miami's rising neighborhoods.





# Location Overview

Wynwood Norte is one of Miami's most dynamic emerging neighborhoods, blending Wynwood's artistic vibe with the residential charm of Midtown and Edgewater. As a designated Neighborhood Revitalization District (NRD-2), it promotes thoughtful, mixed-use development focused on livability, walkability, and cultural identity.

Located just 10 minutes from major hubs like Downtown, the Health District, and the Design District, it offers excellent transit access, including I-95, I-195, and the Brightline.

While adjacent to Wynwood's vibrant arts and nightlife scene, Wynwood Norte is evolving with smaller-scale residential projects that highlight its unique neighborhood feel.

- < 5 MINS to Wynwood
- < 5 MINS to Design District
- < 3 MINS to Edgewater
- < 10 MINS to Downtown
- < 13 MINS to Brickell







# 227 NW 33RD ST

READY TO SCHEDULE A TOUR OR REQUEST ADDITIONAL FINANCIALS?  
**CONTACT US**

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