



287 NW 31ST ST, MIAMI, FL 33127

Seize a unique opportunity in the highly sought-after Wynwood Norte with this 7,200 sqft lot, perfect for a visionary developer. Zoned T-4R with an NRD-2 Zoning Overlay, this prime investment property offers the potential to build up to 24 units by right, all without parking requirements. Alternatively, it could be transformed into an upscale townhome development. The property is strategically positioned near Wynwood, Midtown, and the Design District, with easy access to both I-95 and I-195.

Currently featuring a single-family home with 3 bedrooms and 1 bath that generates approximately \$3,000/month, the site is within walking distance to vibrant entertainment, retail, art galleries, and world-class dining, including several Michelin-awarded restaurants. Nestled just south of the Design District and west of Midtown, Wynwood Norte is undergoing rapid growth, with an influx of new developments following Wynwood's expansion, now boasting over 6,000 residential units and 2 million square feet of office space. This property is your chance to be part of the next big wave in Miami's dynamic real estate market!

FOR PRICE: \$1,400,000

Building Size: 1,256 Sq Ft

Lot Size: 7,200 sqft

Zoning: T4-R NRD-2 Overlay

(Allows up to 24 buildable units)



ROBIN PEREZ
C: 786.261.5393
E: RDP@FAUSTOCOMMERCIAL.COM

VICENTE RODRIGUEZ
C: 305.510.6627
E: VR@FAUSTOCOMMERCIAL.COM