

FOR SALE

DEVELOPMENT SITE

**227 NW
33RD ST**

33127 MIAMI, FL

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.



Property Highlights

- **For Sale**
- **Type:** Development Site
- **Total Lot Size:** 5,000 SF
- **Zoning:** T4-R (Wynwood NRD-2)
- **Price:** \$1,200,000
- 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



Location Overview

Wynwood Norte is surrounded by some of the most renowned areas in the state with the Design District to the North, Midtown and Edgewater to the East, Wynwood and Downtown to the South. Wynwood Norte has become increasingly popular over the last couple of years due to the new zoning overlay, NRD-2, which allows for the development of 150 units per acre across all Wynwood Norte.



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