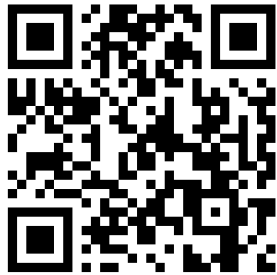




**347 NW 31 ST
MIAMI FL 33127**

**24-UNIT BUILD SITE
IN WYNWOOD
NORTE**



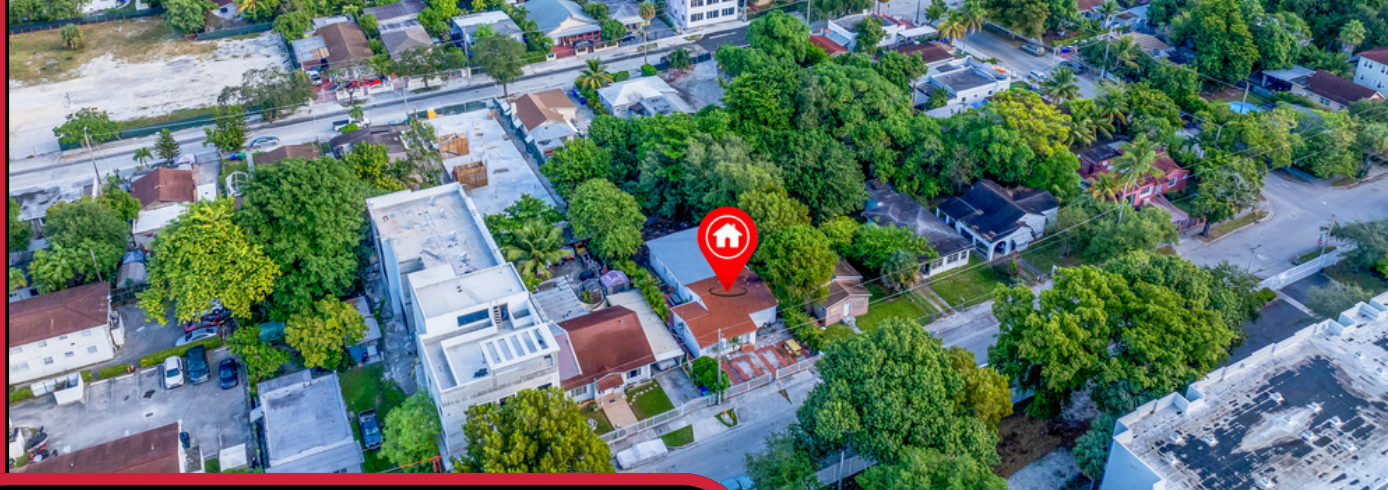
SCAN FOR INFO

Robin Perez

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rdp@faustocommercial.com

**VISIT FAUSTOCOMMERCIAL.COM
1761 W FLAGLER ST, MIAMI, 33135**



PRICE: \$1,350,000

Prime Wynwood Norte development opportunity with a 2,000 SF duplex generating \$7,000/month in Section 8 income. The 4BD/2BA unit (to be delivered renovated) earns \$3,700/month, and the 3BD/2BA unit earns \$3,300/month—providing strong, immediate cash flow while you advance plans for a 24-unit multifamily project with no parking requirement. Seller is open to seller financing, and the listing agent can connect buyers with a local GC experienced in Wynwood Norte development.

**Lot Size 7,200 Sq Ft
Building Size ... 2,050 Sq Ft
Zoning ... T4-R**



KEY HIGHLIGHTS

- **Zoning: T4-R**
- **Overlay: NRD-2**
- **24 units**
- **Height: Up to 4 stories**
- **Parking: None required (<20,000 SF)**
- **Setbacks:
Front 10' / Side 0-5' / Rear 20'**

