

**FOR SALE**

*VACANT LAND /  
DEVELOPMENT SITE -  
LODGING + RETAIL*

**92-98 NW  
27TH ST**

33127 MIAMI, FL

**GRIDLINE**  
PROPERTIES







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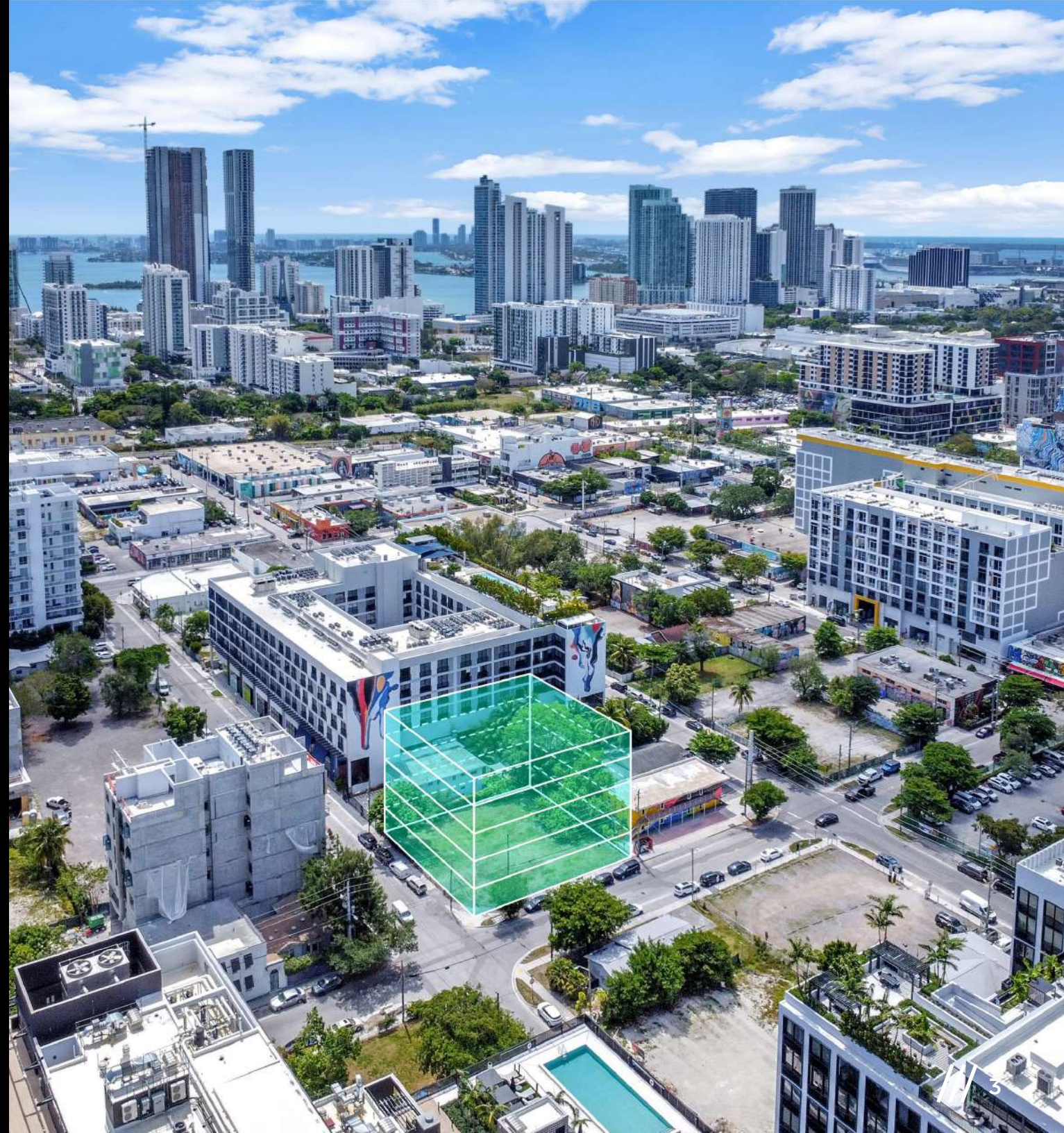


# Executive Summary

Development site for sale, in Wynwood's Northeast Quadrant. The subject property offers developers with a unique opportunity to acquire a corner site in one of Miami's fastest growing corridors.

Situated within Wynwood's NRD-1 zoning overlay, the property provides an opportunity for Buyers to join a successful roster of neighboring developers such as Related Group, Lennar, and the Kushner Companies. The corner lot offers developers with the ability to develop a residential or short-term lodging project. Currently, the site allows for the development of up to 5 stories, 36 residential units, or 71 hotel/short term rentals. The sale may also include the plans and intellectual property for a proposed 71-unit luxury hotel/short-term lodging project.

Additionally, its location along 1st Avenue fronts the proposed Wynwood Woonerf and provides for a compelling retail frontage. Overall, this property presents an exciting opportunity for developers looking to enter the Wynwood market and would like to take advantage of the area's thriving environment.





# Property Highlights

- **For Sale**
  - **Type:** Vacant Land / Development Site - Lodging + Retail
  - **Total Lot Size:** 10,366 SF
  - **Total Buildable SF:** 58,307 or 93,280\*
  - **Zoning:** T5-L - Wynwood NRD 1
  - Pending zoning amendment for T5-O upzone
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- **Price:** \$7,775,000
  - **PSF:** \$750 PSF or \$133 Per Buildable SF (\$83 PSF\*)







## Development Analysis

- **Maximum Built Area:** 58,307 SF
- **Building Coverage:** 80%
- Density: 36 residential units or 71 lodging units
- Property includes a covenant requiring 4 workforce housing units

### HEIGHT LIMITATIONS (LEVELS)

- **Total Building Height:** 5 Levels
- **Minimum Building Height:** 2 levels
- Pending zoning amendment for T5-O upzone



# Proposed Renders





# Proposed Wynwood Woonerf

"Woonerfs, Dutch-inspired "living streets" designed with pedestrians and cyclists in mind, have long been proposed for Wynwood and are now one step closer to being approved. Cars are allowed on woonerfs (pronounced voo-nerfs), but strategically placed landscaping and bollards force drivers to slow down, pay closer attention to the road, and coexist with others using the street as a shared, social space."

- Miami New Times

Pedestrian-Friendly "Woonerf" Streets in Wynwood One Step Closer to Approval"





# Location Overview

Located in the heart of Miami, Wynwood stands as a testament to the dynamic blend of creativity and urban revitalization. This burgeoning neighborhood has evolved from its industrial roots into a vibrant epicenter of arts, culture, technology, and innovation, making it a prime destination for development.

In addition to world class development projects, in recent years the area has also witnessed a major office boom that has brought some of the most celebrated technology, financial, and professional companies to the growing district. This neighborhood, once dominated by warehouses and street art, has evolved into a sought-after destination for tech companies, startups, and entrepreneurs seeking a unique blend of innovation and creative energy.





# Neighborhood Map

**Cynergy**  
100 units

**AMLI Wynwood**  
316 units

**Wynwood 29**  
248 units

**Central Wynwood**  
175 units

**15 Wynwood**  
63 units

**The Stand**  
Comedy Club

**The Artem**  
189 units

NW 1st Ave

NW 27th St

**Wynwood 27 & 28**  
248 units



# GRIDLINE

PROPERTIES

## 92-98 NW 27TH ST

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Alfredo Riascos	Mateo Romero
Broker / Principal	Partner / Senior Associate
786.325.5647	954.805.7078

ariascos@gridlineproperties.com	mromero@gridlineproperties.com
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[www.gridlineproperties.com](http://www.gridlineproperties.com)  
[info@gridlineproperties.com](mailto:info@gridlineproperties.com)  
305.507.7098

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