

MIDTOWN MIAMI

WYNWOOD

NW 2ND AVE.

NW 32ND ST.

NW 31ST ST.

WYNWOOD NORTE CASH-FLOWING TRIPLEX WITH 24-UNIT BY-RIGHT DEVELOPMENT POTENTIAL

MIAMI, FL 33127

244 NW 32 ST
COVERED LAND PLAY

\$1,175,000

LIST PRICE

7,100 SF

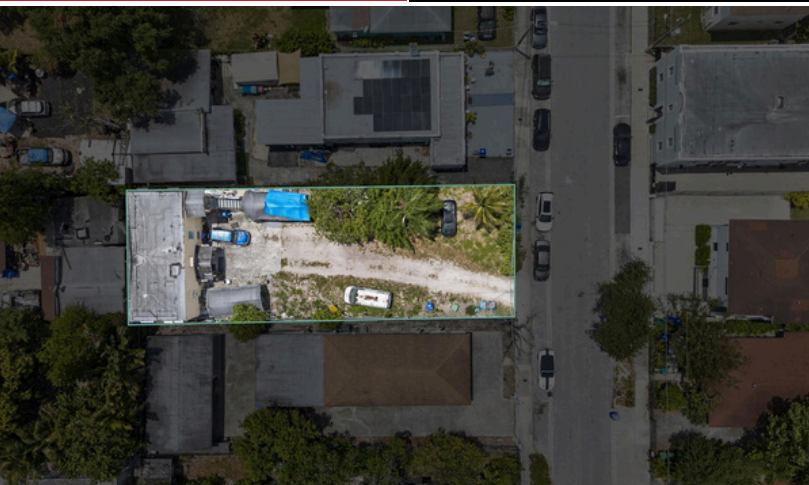
TOTAL LOT SIZE

T4-R

ZONING

24

POTENTIAL BUILDABLE UNITS



FAUSTO COMMERCIAL PRESENTS

Prime Wynwood Norte covered land play offering immediate income and clear development upside. The property includes a maintained ±2,000 SF triplex generating ±\$4,000/month, helping offset carry costs while plans and permits move forward. Zoned T4-R within the NRD-2 overlay, the site supports up to 24 residential units by right with no parking requirement or variance needed. Ideal for rental apartments or fee-simple townhomes in one of Miami's fastest-growing corridors.

INVESTMENT HIGHLIGHTS

- Lot Size: 7,100 SF
- No Parking
- Income In-Place
- NOI: \$34,200
- T4-R Zoning
- NRD-2 Overlay
- Covered Land

ALLOWABLE USES

MULTIFAMILY

RENTAL HOUSING

LIVE / WORK

RESIDENTIAL

EXCLUSIVELY LISTED BY



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