



FOR SALE
DWN
TWN
REALESTATE
786.235.8330 | 305.909.1243

ALLIGATOR ALCATRAZ

FOR SALE

**DWN
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REALTY ADVISORS
25.77°N -80.19°W

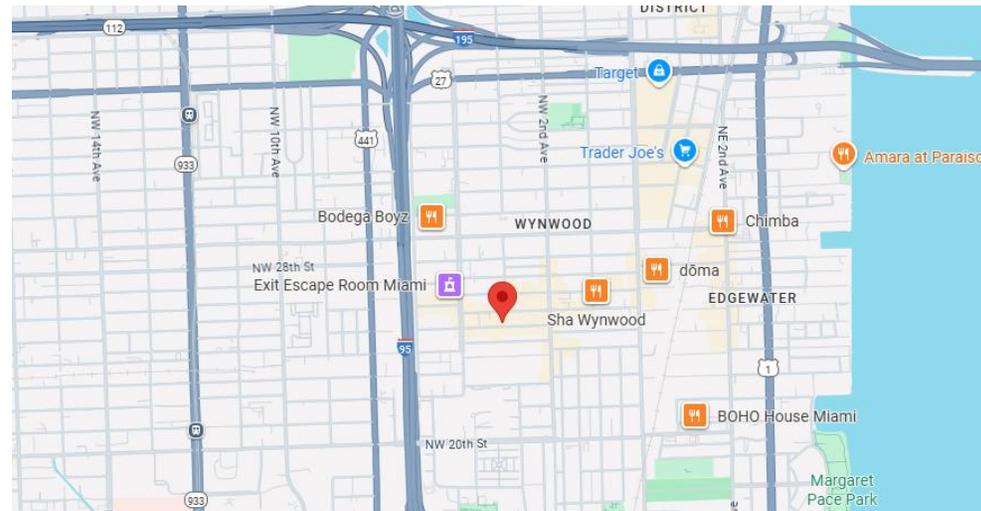
Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|-------------------------------|
| Sale Price: | \$3,840,000 |
| Submarket: | Wynwood |
| Building SF: | 1,816 SF |
| Lot SF: | 4,875 SF |
| Building RSF: | 4,875 RSF Total Rentable Area |
| Property Type: | Small Building + Courtyard |
| Investment Type: | Value-Add/Owner-User |
| Potential Uses: | General Commercial & or F+B |
| Zoning: | T5-O |

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 345 NW 24th Street, Located in the heart of Wynwood—Miami’s most dynamic and creative neighborhood known for its vibrant art, culture, and energy—this unique property offers an exceptional opportunity for visionary retail or F&B concepts. The building itself embodies the spirit of Wynwood, with architectural character and a thoughtfully designed layout that seamlessly blends indoor and outdoor spaces. At its core lies an interior walled courtyard, serving as a natural gathering point and open-air extension of the interior, creating a cohesive venue perfect for immersive experiences, community-driven retail, or a lively dining atmosphere. Surrounded by art galleries, boutiques, cafes, and nightlife, this property stands as an inspiring canvas for creative brands or restaurateurs looking to establish a distinctive presence in one of Miami’s most sought-after cultural districts.

PROPERTY HIGHLIGHTS

- Interior Walled Courtyard Blending Indoor And Outdoor Spaces
- Prime Wynwood Location Surrounded By Art And Culture
- Perfect For Creative Retail Or F&B

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LOCATION DESCRIPTION



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The Portfolio is located within the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Ideally located next to the Wynwood 25 on 25th Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe's Pizza, Rosemary's, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder's Fund, Atomic, Ramp Financials, Solana Spaces, etc.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the "Silicon Valley of the South" with tech companies such as Blockchain.com, OpenStores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater's dense residential communities, with quick access to Miami's Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood's main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy's Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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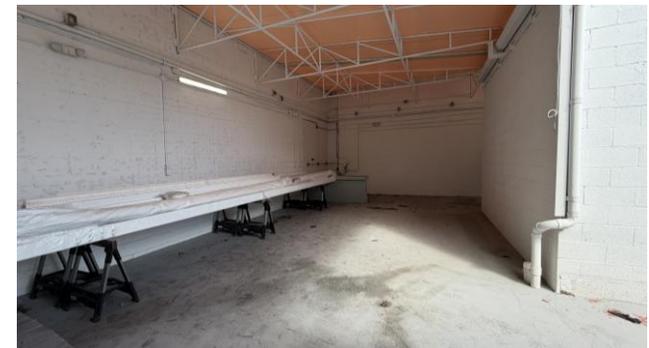
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INTERIOR PHOTOS



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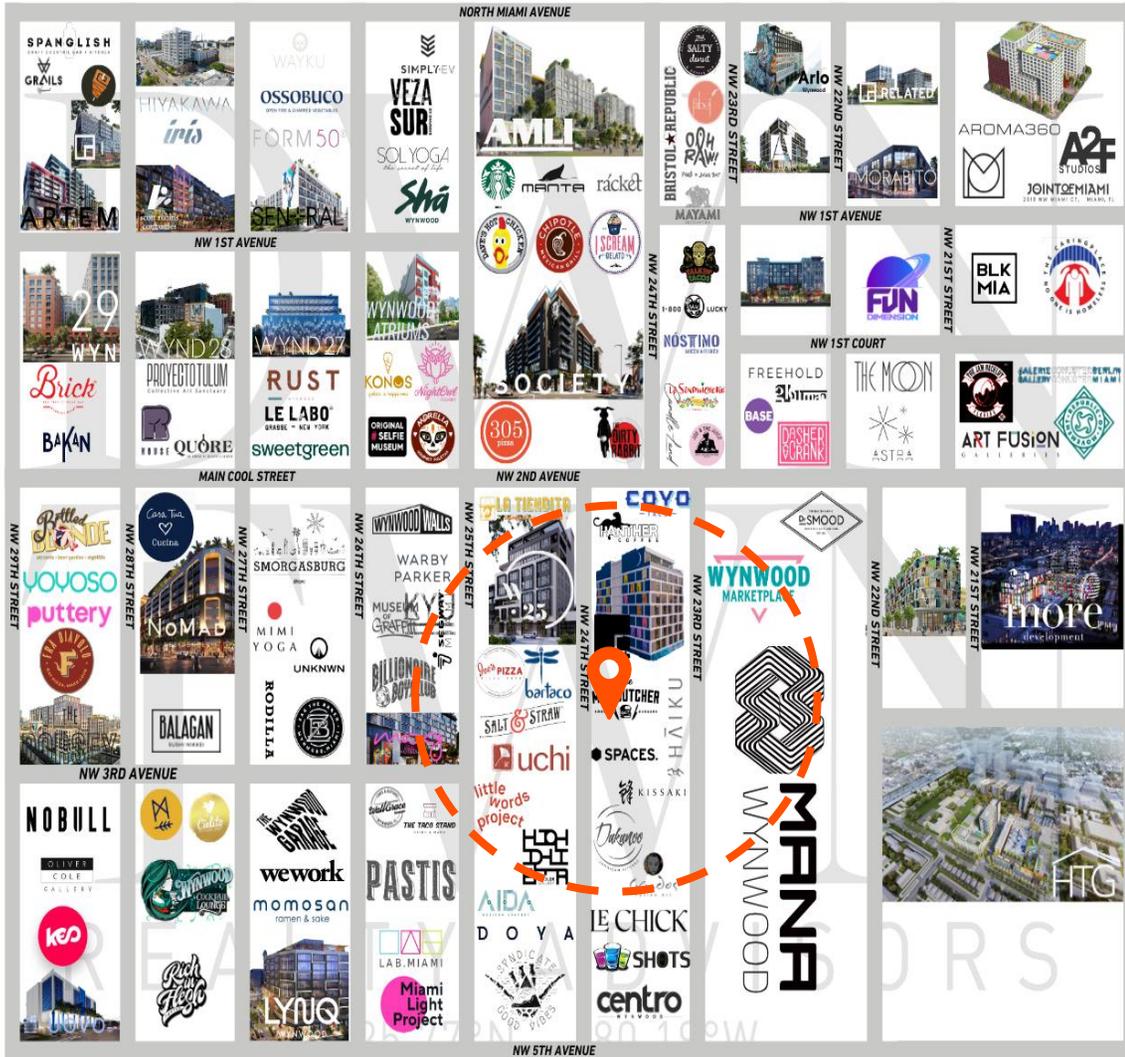
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NEIGHBORHOOD CONTEXT MAP



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DEMOGRAPHIC CONTEXT



NO MAD



DWNTWN
REALTY ADVISORS
Top Buyer Brokers - All Time
Top Seller Brokers - All Time
Top Leasing Brokers - All Time

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INTERIOR EXISTING + CONCEPTUAL RENDERINGS



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MOODBOARD



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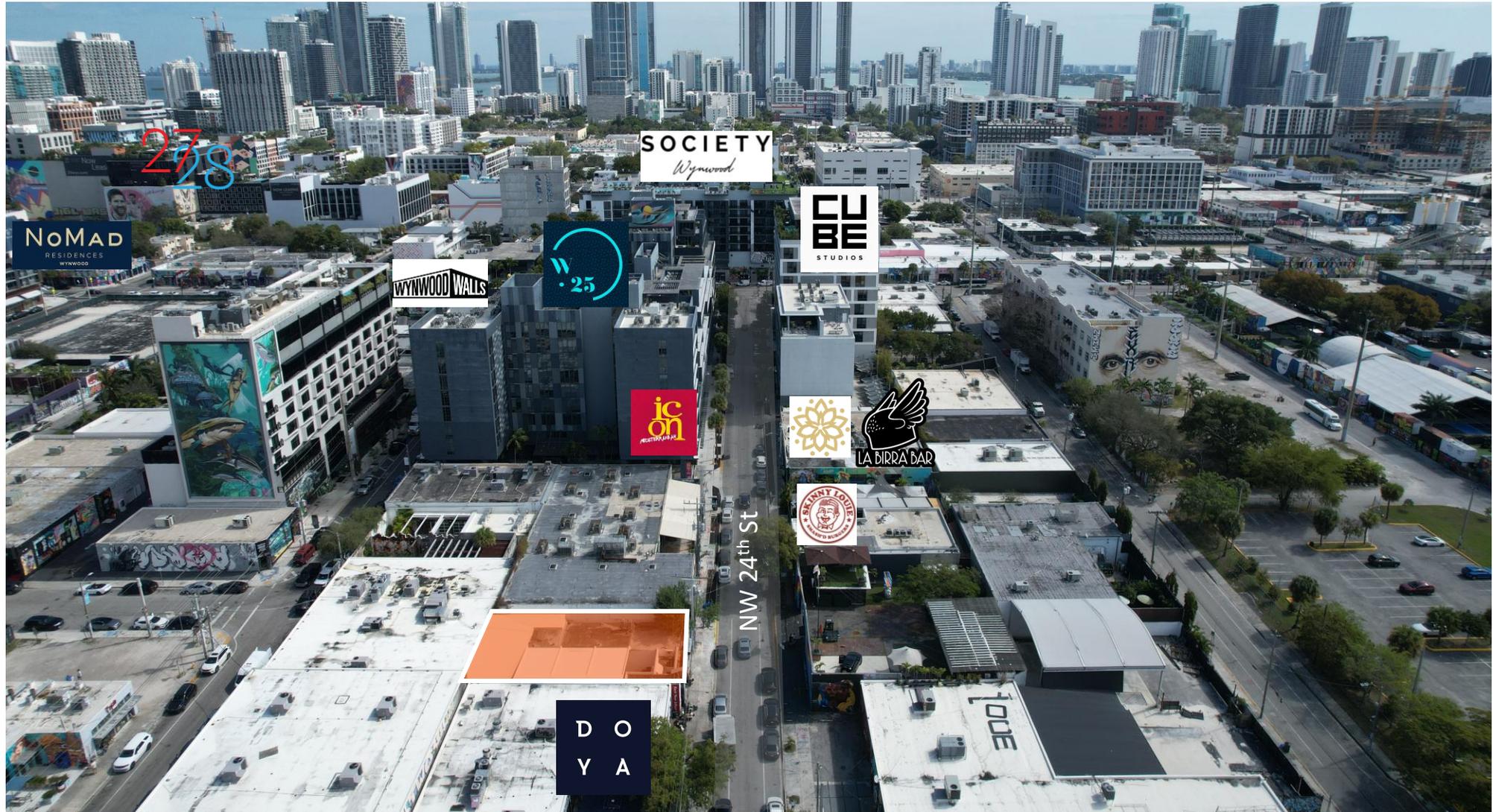
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AERIAL CONTEXT



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SALE COMPS



| Property Address | Sale Price | Sale Date | Land SF | Land Price/SF | Building SF | Building Price/SF | Zoning |
|---|--------------|------------|---------|---------------|-------------|-------------------|------------------|
| 2200 NW 2nd Ave (Part of a 3 Property Sale) | \$18,513,626 | 9/26/2025 | 49,223 | \$376 | 27,700 | \$668 | T5-O/NRD-1 |
| 2230 NW 2nd Ave (Part of a 3 Property Sale) | \$3,113,936 | 9/26/2025 | 9,165 | \$340 | 4,450 | \$700 | \$6,101 |
| 187 NW 28th St (Part of a 3 Property Sale) | \$5,750,000 | 9/12/2025 | 6,970 | \$825 | 1,639 | \$3,508 | \$6,101 |
| 2801 NW 5th Ave | \$6,000,000 | 6/20/2025 | 9,148 | \$656 | 5,250 | \$1,143 | I |
| 120 NW 36th St | \$5,390,000 | 5/5/2025 | 14,810 | \$364 | 1,133 | \$4,757 | T6-8-O |
| 100-120 NW 36th St | \$5,390,000 | 5/5/2025 | 14,810 | \$364 | 6,024 | \$895 | T6-8-O |
| 3320-3326 NW 2nd Ave | \$3,950,000 | 11/8/2024 | 6,098 | \$648 | 8,669 | \$456 | C-1, Miami |
| 325-339 NW 24th St (Part of a 2 Property Sale) | \$8,567,035 | 8/1/2024 | 15,246 | \$562 | 15,119 | \$567 | |
| 282-292 NW 25th St (Part of a 2 Property Sale) | \$3,732,965 | 8/1/2024 | 8,959 | \$417 | 4,641 | \$804 | |
| 36-38 NW 24th St (Part of a 3 Property Sale) | \$10,500,000 | 4/24/2024 | 10,019 | \$1,048 | 13,300 | \$789 | T5-O |
| 2320-2324 N Miami Ave (Part of a 3 Property Sale) | \$7,283,447 | 4/24/2024 | 15,000 | \$486 | 9,285 | \$784 | T6-8-O |
| 2328 N Miami Ave (Part of a 3 Property Sale) | \$5,716,553 | 4/24/2024 | 6,500 | \$879 | 3,270 | \$1,748 | T6-8-O |
| 161 NW 29th St | \$5,150,000 | 2/16/2024 | 13,939 | \$369 | 4,067 | \$1,266 | T6-8-O |
| 2601 NW 6th Ave | \$7,700,000 | 1/5/2024 | 16,800 | \$458 | 11,423 | \$674 | D-1 |
| 300 NW 29th St | \$5,000,000 | 1/2/2024 | 6,970 | \$717 | 5,679 | \$880 | T6-8-O NRD-1 |
| 250 NW 24th St (Condo) | \$3,600,000 | 12/7/2023 | 11,326 | \$318 | 3,396 | \$1,060 | \$6,100 |
| 187 NW 28th St | \$8,000,000 | 10/24/2023 | 6,970 | \$1,148 | 1,639 | \$4,881 | \$6,101 |
| 170 NW 23rd St (Part of a 2 Property Sale) | \$14,759,276 | 9/22/2023 | 16,535 | \$893 | 9,581 | \$1,540 | T5-O |
| 545 NW 28th St | \$7,000,000 | 5/26/2023 | 13,939 | \$502 | 9,600 | \$729 | D1 (Wynwood NRD) |
| 2825-2841 NW 2nd Ave (Part of a 4 Property Sale) | \$19,747,156 | 4/12/2023 | 27,750 | \$712 | 10,477 | \$1,885 | C-2, Miami |
| 166 NW 29th St (Part of a 4 Property Sale) | \$4,795,778 | 4/12/2023 | 13,678 | \$351 | 2,200 | \$2,180 | C-2, Miami |
| 128 NW 25th St (Part of a 2 Property Sale) | \$3,625,383 | 12/8/2022 | 7,000 | \$518 | 4,894 | \$741 | T-5-O |
| 138 NW 25th St (Part of a 2 Property Sale) | \$2,924,617 | 12/8/2022 | 7,000 | \$418 | 3,948 | \$741 | T-5-O |
| 175 NW 20th St (Part of a 2 Property Sale) | \$3,816,165 | 9/29/2022 | 4,356 | \$876 | 1,178 | \$3,240 | T6-8-O |
| 3311 NW 2nd Ave | \$3,850,000 | 7/26/2022 | 14,810 | \$260 | 3,216 | \$1,197 | T5 |
| 2887-2899 NW 5th Ave | \$8,711,200 | 7/22/2022 | 12,197 | \$714 | 10,300 | \$846 | C-2 |
| 3404 N Miami Ave | \$4,533,340 | 6/30/2022 | 3,080 | \$1,472 | 5,336 | \$850 | C-2 |
| 2312 N Miami Ave | \$5,575,000 | 6/14/2022 | 6,534 | \$853 | 6,072 | \$918 | T6-8-O |
| 2734 NW 1st Ave | \$9,000,000 | 5/23/2022 | 6,534 | \$1,377 | 18,800 | \$479 | \$6,101 |
| 85-100 NE 27th St (Part of a 2 Property Sale) | \$16,832,721 | 5/16/2022 | 24,394 | \$690 | 20,435 | \$824 | T5-O |
| 2435-2445 N Miami Ave | \$9,200,000 | 4/27/2022 | 12,406 | \$742 | 8,407 | \$1,094 | \$6,100 |
| 584 NW 27th St | \$3,075,000 | 4/5/2022 | 4,792 | \$642 | 4,000 | \$769 | D1/NRD-1 |
| 3300-3326 N Miami Ave (Part of a 2 Property Sale) | \$16,697,138 | 3/30/2022 | 25,700 | \$650 | 24,925 | \$670 | T5-O/T4-O, 6101 |
| 20-30 NW 34th St (Part of a 2 Property Sale) | \$6,302,862 | 3/30/2022 | 14,810 | \$426 | 8,004 | \$787 | T5-O/T4-O, 4801 |
| 2830 NW 5th Ave | \$11,200,000 | 3/17/2022 | 17,160 | \$653 | 14,000 | \$800 | C-2 |
| 2600-2610 N Miami Ave | \$9,050,000 | 1/6/2022 | 13068 | \$692.53 | 14,758 | \$613.23 | T6-8 O NRD-1 |

| | |
|----------------------------|---------------|
| Total Sale Comparables | 36 |
| Average Price PSF BUILDING | \$1,291.22 |
| Median Price PSF BUILDING | \$834.74 |
| Max Price PSF BUILDING | \$4,881.02 |
| Min Price PSF BUILDING | \$455.65 |
| Average Price PSF LAND | \$650.39 |
| Median Price PSF LAND | \$648.72 |
| Total Sale Volume | \$274,053,198 |
| Total Building Sq Ft | 306,815 |
| Total Land Acres | 10.74 |

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