



FOR SALE

**550 NW 30 STREET - WYNWOOD NORTE
MULTI-FAMILY**



EXECUTIVE SUMMARY



BZG International is pleased to present this exceptional opportunity at 550 NW 30th Street. Prime Multifamily Investment in the Heart of Wynwood situated on a 6,350 SF lot, the property features two distinct income-producing structures:

Front Building: Single-family home currently leased to a short-term rental operator on a yearly lease.
Rear Building: Two-story four-plex with four 1-bedroom, 1-bath units fully leased.

Zoned T5-L, the site offers tremendous redevelopment potential, allowing for a higher-density mixed-use project with retail, office, for residential space. With Wynwood's vibrant atmosphere, strategic location, and rapid growth, this is a rare chance to acquire a strong cash-flowing asset with long-term upside in one of Miami's most sought-after neighborhoods

PROPERTY HIGHLIGHTS



PRICE: \$1,695,000

PROPERTY TYPE: MULTI-FAMILY

BEDROOMS: 8

BATHROOMS: 6

SIZE: 3,522 SF

LOT SIZE: 6,350 SF

UNITS: 5

ZONING: T5-L

YEAR BUILT: 1930

CONDITION: UPDATED



DEVELOPMENT POTENTIAL

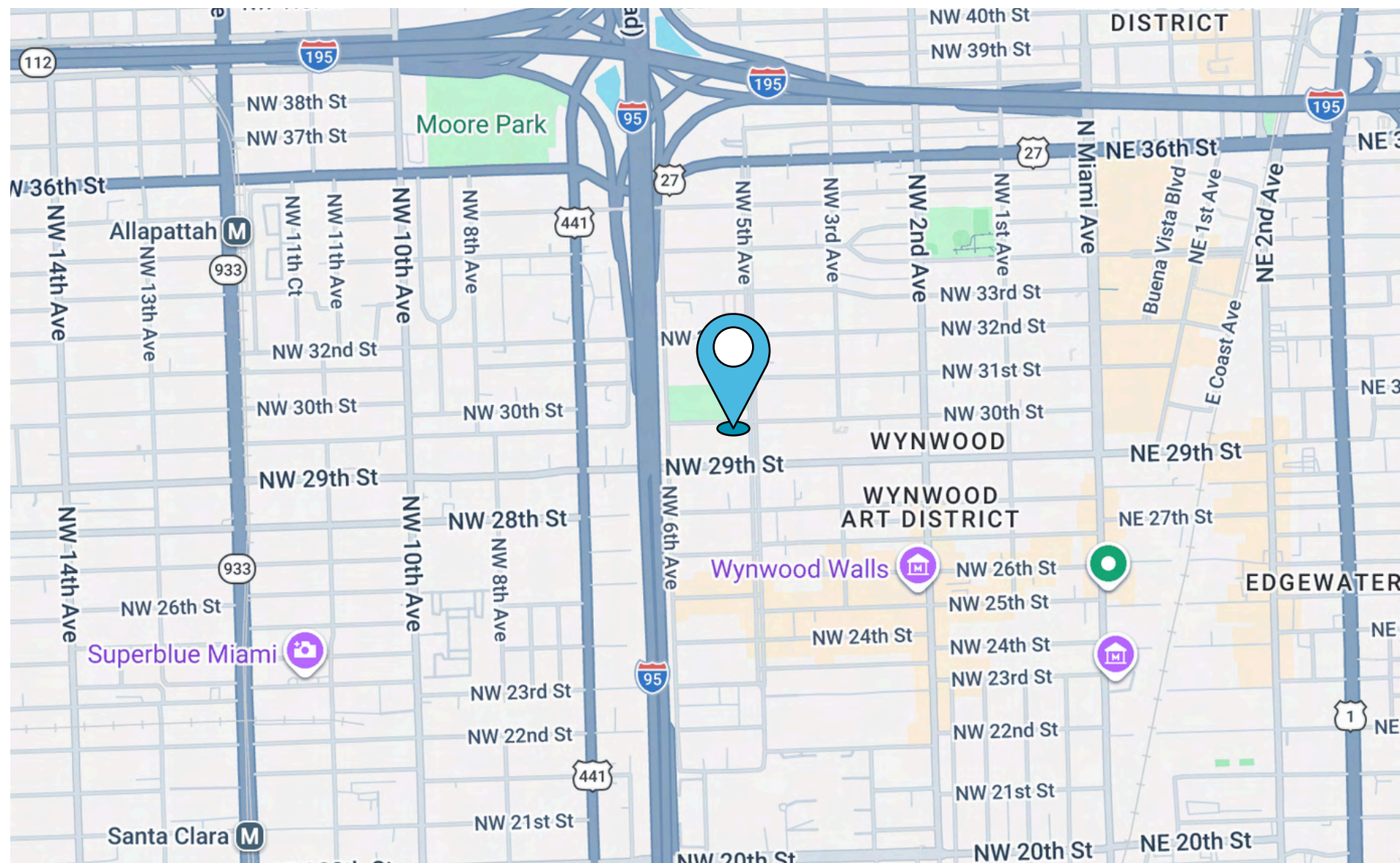
Zoned T5-L, the property offers redevelopment potential for up to 22 residential units or 43 hotel units, delivering exceptional long-term upside. This is a rare chance to secure a stable, income-producing asset with high-density zoning in one of Miami's fastest-growing and most sought-after neighborhoods.







NEIGHBORHOOD



Today, Wynwood stands as a vibrant hub boasting over 100 restaurants, 500 apartments, and more than 15 million than 650,000 SF of office space, with an additional 2,000 apartments currently under construction. Recognized as one of the fastest-growing cities in the nation, Wynwood exemplifies unparalleled growth potential.

Adjacent to Wynwood, Midtown presents over 3,000 residential units, an array of dining options, and renowned big-box retail tenants including Target and Marshalls. Meanwhile, the nearby Miami Design District, spanning 18 square blocks of upscale retail, showcases prestigious brands such as Hermes, Louis Vuitton, Dior, and Prada, further enriching the area's allure for businesses and clientele alike.

FINANCIALS



MULTIFAMILY INVESTMENT SUMMARY			
RENT ROLL			
UNIT	TYPE	MONTHLY RENT	ANNUAL RENT
1	4 BED / 2 BATH	\$ 4,500.00	\$ 54,000.00
2	1 BED / 1 BATH	\$ 1,700.00	\$ 20,400.00
3	1 BED / 1 BATH	\$ 1,650.00	\$ 19,800.00
4	1 BED / 1 BATH	\$ 1,700.00	\$ 20,400.00
5	1 BED / 1 BATH	\$ 1,700.00	\$ 20,400.00
TOTAL	8 BEDS / 6 BATHS	\$ 11,250.00	\$ 135,000.00
OPERATING EXPENSES			
Property Taxes		\$ 19,488.00	
Utilities		\$ 1,500.00	
Repairs & Maintenance		\$ 6,000.00	
Landscaping		\$ 1,800.00	
Property Insurance		\$ 12,000.00	
TOTAL EXPENSES		\$ 40,788.00	
NET OPERATING INCOME			
Annual Gross Income		\$ 135,000.00	
Annual Operating Expenses		\$ 40,788.00	
Net Operating Income (NOI)		\$ 94,212.00	

CONTACT

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