

# Unit 2304 - Ocean Point Beach Club

2304 - 17375 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11500549
Status:	Active
Size:	930 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	Ocean View
Rental Price:	\$4,250
List PPSF:	\$5
Valuated Price:	\$541,000
Valuated PPSF:	\$582

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

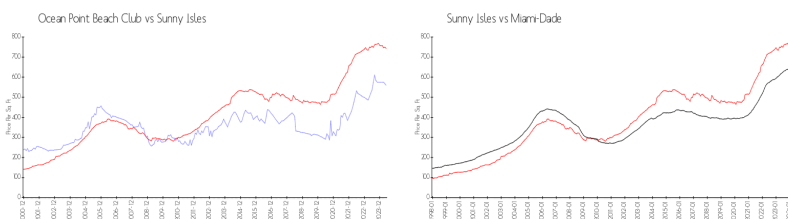
## Building Information

Number of units:	166
Number of active listings for rent:	4
Number of active listings for sale:	11
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

Ocean Point Beach Club Mntnc  
17375 Collins Ave, Sunny Isles Beach, FL 33160  
(786) 528-2521

## Market Information



Ocean Point Beach Club:	\$559/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Ocean Point Beach Club	7%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Ocean Point Beach Club	199 days
Sunny Isles	115 days
Miami-Dade	81 days

