

# 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: \$537,000  
 Valuated PPSF: \$577

*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.*

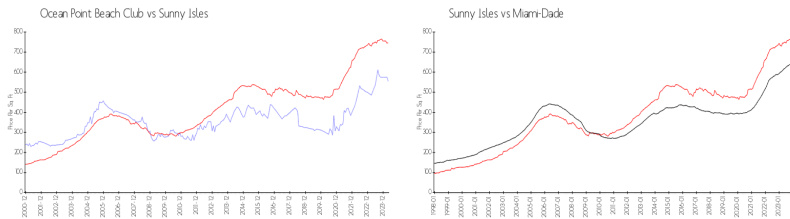
## Building Information

Number of units: 166  
 Number of active listings for rent: 4  
 Number of active listings for sale: 10  
 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:	\$555/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Ocean Point Beach Club: 6%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Ocean Point Beach Club: 199 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days

