

# Unit 404 - Pinnacle

404 - 17555 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11509942  
 Status: Active  
 Size: 1,590 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 Rental Price: \$8,300  
 List PPSF: \$5  
 Valuated Price: \$1,321,000  
 Valuated PPSF: \$831

*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.*

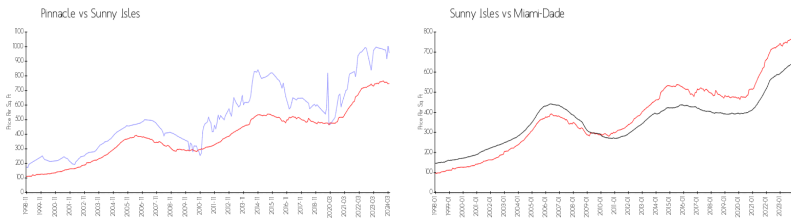
## Building Information

Number of units: 243  
 Number of active listings for rent: 19  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

The Pinnacle Condominium Association Inc  
 (305) 935-7155 & (305) 932-7001

## Market Information



Pinnacle: \$955/sq. ft.      Sunny Isles: \$746/sq. ft.  
 Sunny Isles: \$746/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Pinnacle 2%  
 Sunny Isles 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Pinnacle 91 days  
 Sunny Isles 113 days  
 Miami-Dade 81 days

