

# Unit 1804 - Terrazas Park Village

1804 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number: A11526966  
 Status: Active  
 Size: 637 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View: Canal, River, Water View  
 Rental Price: \$2,350  
 List PPSF: \$4  
 Valuated Price: \$271,000  
 Valuated PPSF: \$387

*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

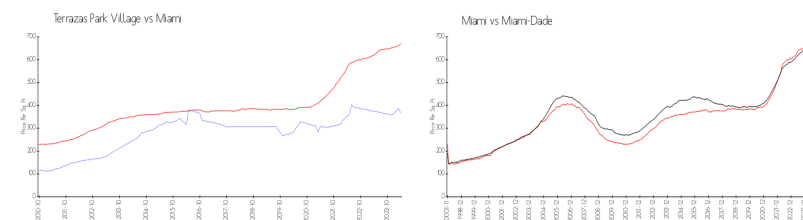
Number of units: 110  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

Terrazas River Park Village  
 1861 NW S River Dr  
 Miami, FL 33125  
 (305) 541-6111  
 (855) 233 1591

<http://terrazasapts.com>

## Market Information



Terrazas Park Village:	\$366/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Terrazas Park Village: 10%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Terrazas Park Village: 45 days  
 Miami: 84 days



Built in 2010 - 110 units - 21 floors

