

# Unit 404 - Mirador 1035

404 - 1035 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11547639  
 Status: Active  
 Size: 723 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$403,400  
 List PPSF: \$558  
 Valuated Price: \$378,000  
 Valuated PPSF: \$523

*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: 64  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

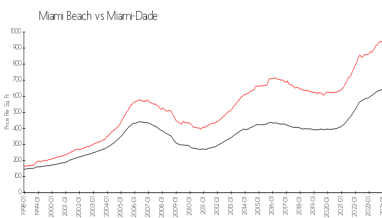
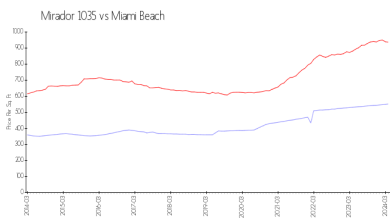
## Building Association Information

Mirador 1035 Condominium Association, Inc  
 1680 Michigan Avenue  
 Miami Beach, FL 33139  
 Phone: (305) 673-6406

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH03	578 sq ft	Oct 2023	\$320,000	\$554

## Market Information



Mirador 1035:	\$552/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Mirador 1035: 5%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Mirador 1035: 17 days  
 Miami Beach: 97 days

