

# Unit A-2636 - Grand

A-2636 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11548771  
 Status: Active  
 Size: 1,464 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Intracoastal View,Ocean View,Water View  
 Rental Price: \$4,300  
 List PPSF: \$3  
 Valued Price: \$777,000  
 Valued PPSF: \$531

*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.*

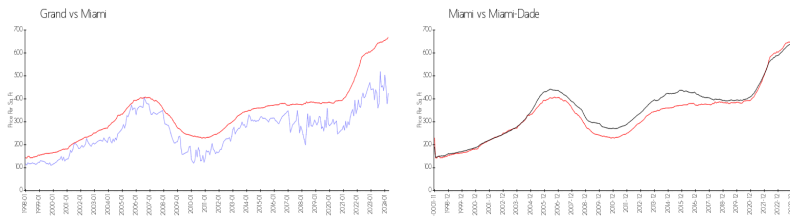
## Building Information

Number of units: 795  
 Number of active listings for rent: 30  
 Number of active listings for sale: 18  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 29  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

## Building Association Information

Grand Condominium Association, Inc.  
 (305) 374-2822 & (305) 374-8006

## Market Information



Grand:	\$423/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Grand 2%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Grand 97 days  
 Miami 84 days  
 Miami-Dade 81 days

