

# Unit 1412 - Bentley Bay

1412 - 520 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11553794  
 Status: Active  
 Size: 779 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Parking Garage, Valet Parking  
 View: Bay, Intracoastal View, Water View  
 Rental Price: \$4,499  
 List PPSF: \$6  
 Valuated Price: \$818,000  
 Valuated PPSF: \$1,050

*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.*

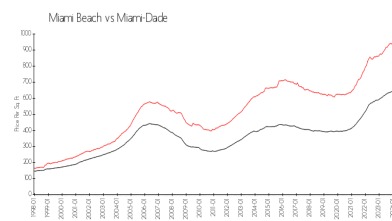
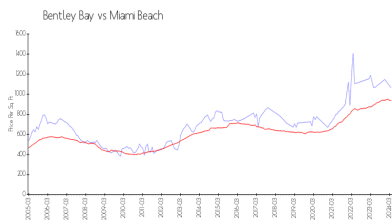
## Building Information

Number of units: 168  
 Number of active listings for rent: 17  
 Number of active listings for sale: 10  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

The Bentley Bay Condominium Association, Inc.  
 (305) 604-8655

## Market Information



Bentley Bay:	\$1065/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Bentley Bay 6%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Bentley Bay 99 days  
 Miami Beach 97 days  
 Miami-Dade 81 days

