

# Unit A-3646 - Grand

A-3646 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11561217  
 Status: Active  
 Size: 1,479 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$5,200  
 List PPSF: \$4  
 Valuated Price: \$552,000  
 Valuated PPSF: \$373

*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.*

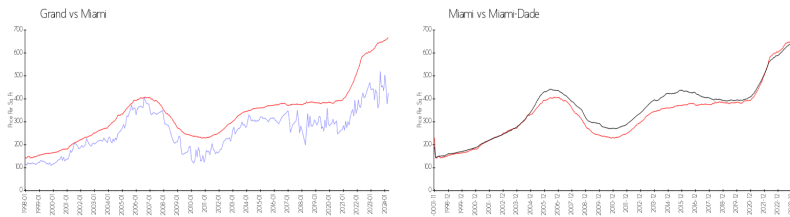
## Building Information

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

