

# Unit 445 - Four Ambassadors 3

445 - 825 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11565391
Status:	Pending
Size:	990 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
Rental Price:	\$2,950
List PPSF:	\$3
Valuated Price:	\$367,000
Valuated PPSF:	\$371

*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.*

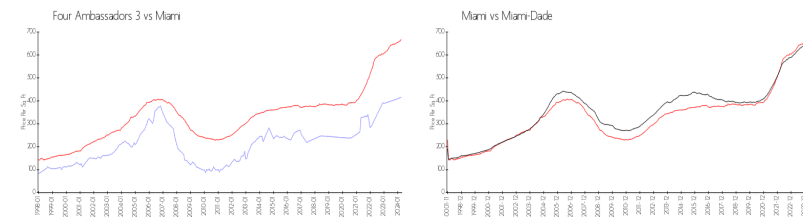
## Building Information

Number of units:	171
Number of active listings for rent:	2
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

Four Ambassadors Association INC  
Homeowners association (305) 374-6270

## Market Information



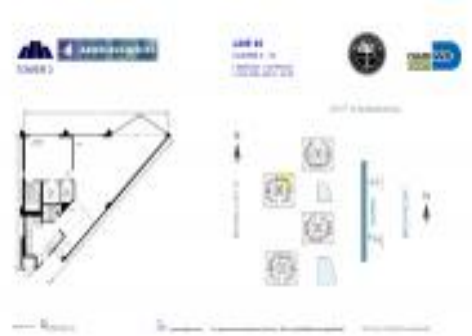
Four Ambassadors 3:	\$416/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Four Ambassadors 3	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Four Ambassadors 3	41 days
Miami	84 days
Miami-Dade	81 days



Built in 1967 - 171 units (726 in Complex) - 19 floors