

# Unit 2604 - Bristol Tower

2604 - 2127 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11572878  
 Status: Active  
 Size: 1,750 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 Rental Price: \$10,500  
 List PPSF: \$6  
 Valuated Price: \$2,189,000  
 Valuated PPSF: \$1,057

*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.*



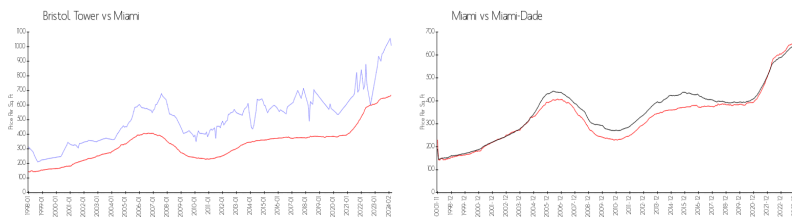
## Building Information

Number of units: 146  
 Number of active listings for rent: 3  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

Bristol Tower Condominium Association  
 (305) 856-2200 & (305) 856-7670

## Market Information



Bristol Tower: \$1006/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Bristol Tower: 5%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Bristol Tower: 80 days  
 Miami: 84 days  
 Miami-Dade: 81 days