

# Unit 804 - Marina Palms Residences North

804 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11515522  
 Status: Active  
 Size: 1,808 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View: Bay,Intracoastal View  
 Rental Price: \$7,900  
 List PPSF: \$4  
 Valuated Price: \$991,000  
 Valuated PPSF: \$548

*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.*

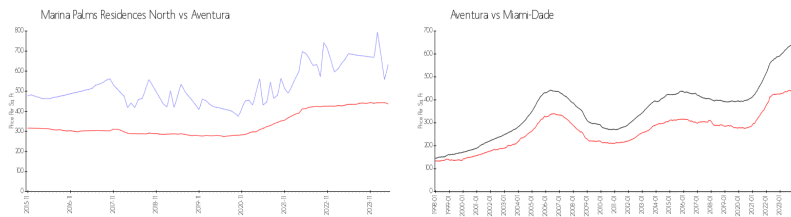
## Building Information

Number of units: 234  
 Number of active listings for rent: 0  
 Number of active listings for sale: 25  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Building Association Information

Marina Palms Yacht Club & Residences  
 Address: 17201 Biscayne Blvd,  
 North Miami Beach, FL 33160  
 Phone: +1 786-629-9670

## Market Information



Marina Palms Residences North:	\$631/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Marina Palms Residences North: 11%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Marina Palms Residences North: 158 days  
 Aventura: 89 days  
 Miami-Dade: 81 days

