

# Unit 2506 - Ocean Two

2506 - 19111 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: F10411797  
 Status: Active  
 Size: 2,150 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 Rental Price: \$10,000  
 List PPSF: \$5  
 Valuated Price: \$1,735,000  
 Valuated PPSF: \$807

*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

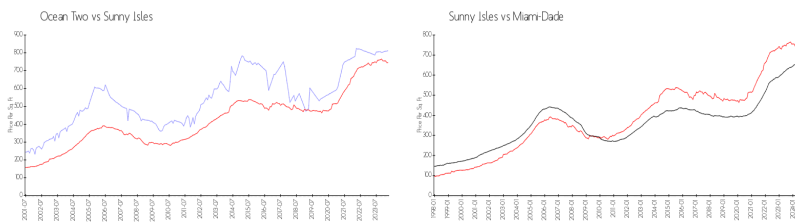
Number of units: 253  
 Number of active listings for rent: 4  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Building Association Information

Ocean Two Condominium Association  
 305-466-4133 extension 12 & Manager@OceanTwo.com

[http://oceantwo.com/sub\\_category\\_list.asp?category=4&title=Contact+Us](http://oceantwo.com/sub_category_list.asp?category=4&title=Contact+Us)

## Market Information



Ocean Two:	\$813/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Ocean Two	2%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Ocean Two	133 days
Sunny Isles	114 days
Miami-Dade	81 days

