

# Unit 801 - Plaza of the Americas 4

801 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

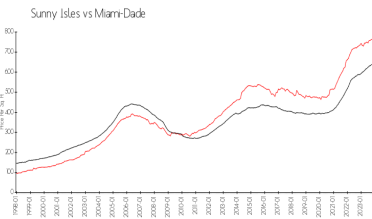
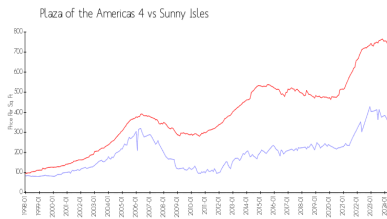
MLS Number: A11508328  
 Status: Active  
 Size: 894 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking, Parking Garage  
 View: Bay, Intracoastal View  
 Rental Price: \$2,800  
 List PPSF: \$3  
 Valuated Price: \$322,000  
 Valuated PPSF: \$360

*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: 280  
 Number of active listings for rent: 22  
 Number of active listings for sale: 14  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Market Information



Plaza of the Americas 4:	\$352/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Plaza of the Americas 4: 5%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Plaza of the Americas 4: 75 days  
 Sunny Isles: 114 days  
 Miami-Dade: 81 days

