

# Unit 804 - Ocean Lane Plaza

804 - 170 Ocean Lane Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11563508  
 Status: Active  
 Size: 1,435 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$990,000  
 List PPSF: \$690  
 Valuated Price: \$936,000  
 Valuated PPSF: \$652

*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: 89  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

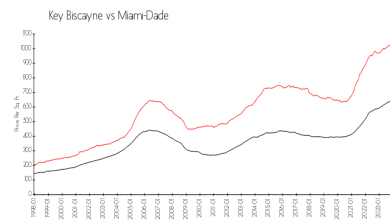
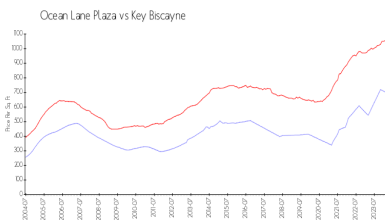
## Building Association Information

Ocean Lane Plaza Associates Incorporated  
 170 Ocean Lane Dr, Key Biscayne, FL 33149  
 (305) 365-1100

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
413	1,435 sq ft	Nov 2023	\$1,071,599	\$747

## Market Information



Ocean Lane Plaza: \$693/sq. ft.  
 Key Biscayne: \$1074/sq. ft.  
 Key Biscayne: \$1074/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Ocean Lane Plaza 2%  
 Key Biscayne 2%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Ocean Lane Plaza 29 days  
 Key Biscayne 96 days



