

Unit 2501 - Pinnacle

2501 - 17555 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11565731
Status:	Active
Size:	2,090 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View,Direct Ocean
Rental Price:	\$11,500
List PPSF:	\$6
Valuated Price:	\$2,071,000
Valuated PPSF:	\$991

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.

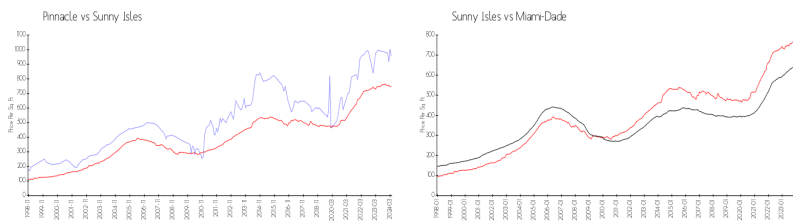
Building Information

Number of units:	243
Number of active listings for rent:	19
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

The Pinnacle Condominium Association Inc
(305) 935-7155 & (305) 932-7001

Market Information



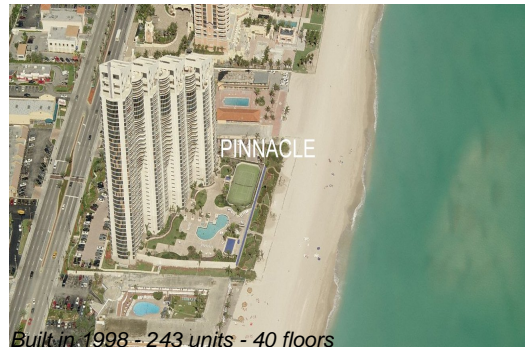
Pinnacle:	\$955/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Pinnacle	2%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Pinnacle	91 days
Sunny Isles	113 days
Miami-Dade	81 days



Built in 1998 - 243 units - 40 floors