

# Unit 1505 - Triton Tower

1505 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11356707                |
| Status:         | Active                   |
| Size:           | 726 Sq ft.               |
| Bedrooms:       | 1                        |
| Full Bathrooms: | 1                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$450,000                |
| List PPSF:      | \$620                    |
| Valuated Price: | \$423,000                |
| Valuated PPSF:  | \$583                    |

*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:                         | 562 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 30  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 26  |
| Number of sales over the last 6 months:  | 12  |
| Number of sales over the last 3 months:  | 6   |

## Building Association Information

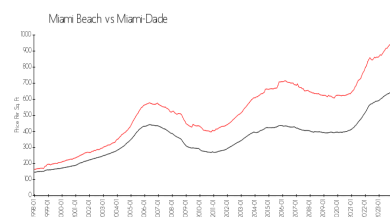
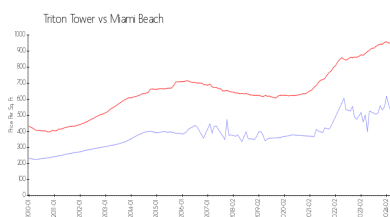
Triton Tower Condominium  
2899 Collins Avenue  
Miami Beach, FL 33140  
Management office ph: (305) 532-2416  
Management office fax: (305) 532-1518  
Front-Security desk ph: (305) 534-7926  
Office E-Mail:info@tritononthebeach.com

<http://tritononthebeach.com/contactus.html>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| PH H   | 1,102 sq ft | Apr 2024     | \$595,000  | \$540 |
| 1131   | 518 sq ft   | Apr 2024     | \$290,000  | \$560 |
| 425    | 600 sq ft   | Mar 2024     | \$320,000  | \$533 |
| 1249   | 775 sq ft   | Mar 2024     | \$565,000  | \$729 |
| 1034   | 566 sq ft   | Feb 2024     | \$316,000  | \$558 |
| 642    | 518 sq ft   | Feb 2024     | \$260,000  | \$502 |

## Market Information



|               |               |              |               |
|---------------|---------------|--------------|---------------|
| Triton Tower: | \$530/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach:  | \$952/sq. ft. | Miami-Dade:  | \$698/sq. ft. |



**Inventory for Sale**

|              |    |
|--------------|----|
| Triton Tower | 5% |
| Miami Beach  | 4% |
| Miami-Dade   | 3% |

**Avg. Time to Close Over Last 12 Months**

|              |         |
|--------------|---------|
| Triton Tower | 58 days |
| Miami Beach  | 97 days |
| Miami-Dade   | 81 days |