

# Unit 2704 - SLS Lux Brickell

2704 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11507165
Status:	Active
Size:	1,334 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
Rental Price:	\$7,900
List PPSF:	\$6
Valuated Price:	\$1,094,000
Valuated PPSF:	\$820

*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.*

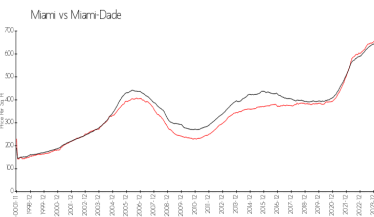
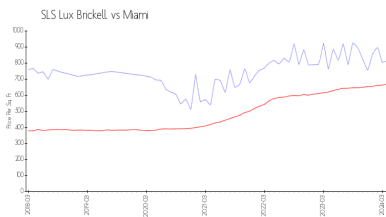
## Building Information

Number of units:	439
Number of active listings for rent:	0
Number of active listings for sale:	46
Building inventory for sale:	10%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

## Building Association Information

SLS Lux Brickell  
 Address: 805 S Miami Ave,  
 Miami, FL 33130  
 Phone: +1 305-859-0202

## Market Information



SLS Lux Brickell:	\$815/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

SLS Lux Brickell	10%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

SLS Lux Brickell	109 days
Miami	84 days
Miami-Dade	81 days

