

# Unit 612 - Triton Tower

612 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11508279  
 Status: Active  
 Size: 1,286 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Space Rented,Parking-Under Building,Valet Parking  
 View:  
 List Price: \$595,000  
 List PPSF: \$463  
 Valuated Price: \$572,000  
 Valuated PPSF: \$445

*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: 13  
 Number of sales over the last 3 months: 7

## Building Association Information

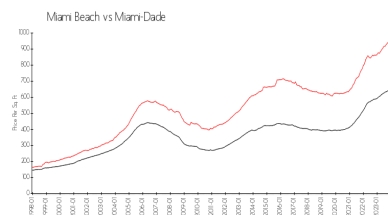
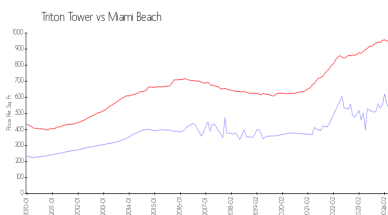
Triton Tower Condominium  
 2899 Collins Avenue  
 Miami Beach, FL 33140  
 Management office ph: (305) 532-2416  
 Management office fax: (305) 532-1518  
 Front-Security desk ph: (305) 534-7926  
 Office E-Mail:info@tritononthebeach.com

<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-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	98 days
Miami-Dade	81 days