

# Unit 3604 - Marquis

3604 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11515786  
 Status: Active  
 Size: 1,477 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View: Bay, Ocean View, Direct Ocean  
 Rental Price: \$6,000  
 List PPSF: \$4  
 Valuated Price: \$1,235,000  
 Valuated PPSF: \$836

*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.*

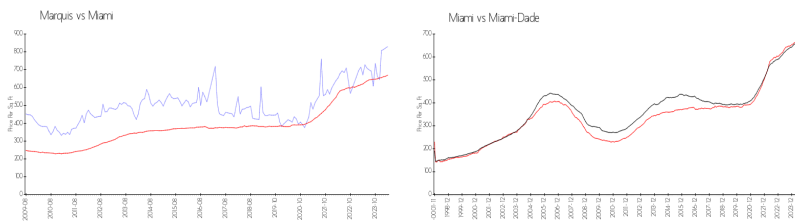
## Building Information

Number of units: 306  
 Number of active listings for rent: 23  
 Number of active listings for sale: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

## Building Association Information

Marquis Residences  
 1100 Biscayne Blvd, Miami, FL 33132  
 (305) 571-4000

## Market Information



Marquis:	\$830/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Marquis 4%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Marquis 141 days  
 Miami 84 days  
 Miami-Dade 81 days



Built in 2009 - 306 units - 67 floors