

# Unit A-1256 - Grand

A-1256 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11517291  
 Status: Active  
 Size: 1,827 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces:  
 View: Bay, Water View  
 Rental Price: \$6,000  
 List PPSF: \$3  
 Valuated Price: \$661,000  
 Valuated PPSF: \$362

*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.*

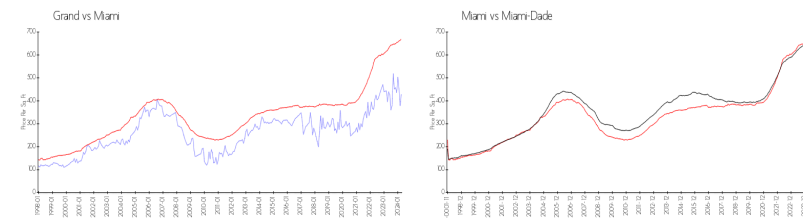
## Building Information

Number of units: 795  
 Number of active listings for rent: 30  
 Number of active listings for sale: 22  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 28  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

## Building Association Information

Grand Condominium Association, Inc.  
 (305) 374-2822 & (305) 374-8006

## Market Information



Grand:	\$429/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Grand 3%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Grand 99 days  
 Miami 84 days  
 Miami-Dade 81 days

