

# Unit 3409 - Icon 2 (South Tower)

3409 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11539517  
 Status: Active  
 Size: 1,035 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$4,500  
 List PPSF: \$4  
 Valuated Price: \$781,000  
 Valuated PPSF: \$755

*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

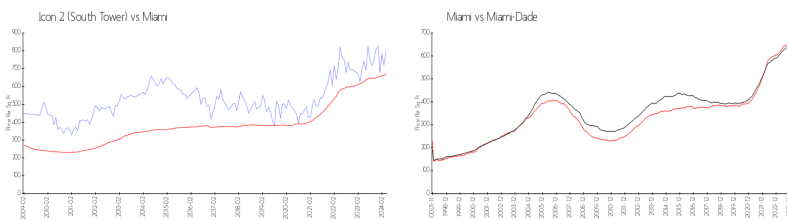
Number of units: 560  
 Number of active listings for rent: 41  
 Number of active listings for sale: 35  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 35  
 Number of sales over the last 6 months: 16  
 Number of sales over the last 3 months: 8

## Building Association Information

Icon Condominium Association Inc  
 305 371 1411 & 786.220.6880

<http://www.iconbrickell.com/>

## Market Information



Icon 2 (South Tower):	\$801/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Icon 2 (South Tower) 6%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Icon 2 (South Tower) 104 days  
 Miami 84 days  
 Miami-Dade 81 days

