

# Unit 3409 - Icon 2 (South Tower)

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

## Unit Information

MLS Number:	A11539517
Status:	Rented
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

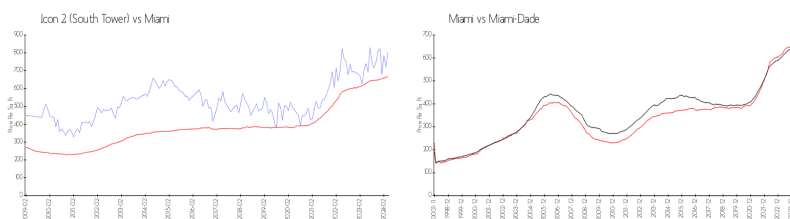
Number of units:	560
Number of active listings for rent:	41
Number of active listings for sale:	33
Building inventory for sale:	5%
Number of sales over the last 12 months:	34
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

## 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:	\$694/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

