

Unit 3504 - Icon 2 (South Tower)

3504 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11549338
 Status: Active
 Size: 1,500 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View: Water View
 Rental Price: \$7,000
 List PPSF: \$5
 Valuated Price: \$1,079,000
 Valuated PPSF: \$719

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

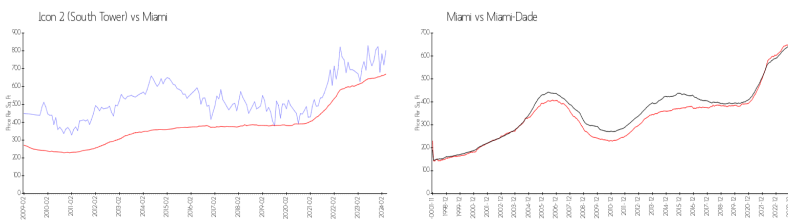
Number of units: 560
 Number of active listings for rent: 41
 Number of active listings for sale: 35
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 35
 Number of sales over the last 6 months: 16
 Number of sales over the last 3 months: 8

Building Association Information

Icon Condominium Association Inc
 305 371 1411 & 786.220.6880

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

Market Information



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|-----------------------|---------------|-------------|---------------|
| 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

