

# Unit 1504E - Admiral Ports

1504E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11555132  
 Status: Active  
 Size: 1,466 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Spaces Available,Assigned Parking  
 View: Garden View,Lake,Tennis Court View  
 Rental Price: \$3,900  
 List PPSF: \$3  
 Valuated Price: \$353,000  
 Valuated PPSF: \$241

*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

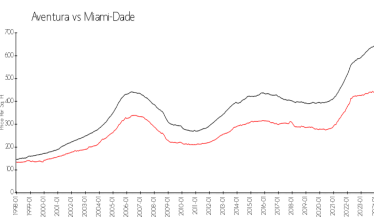
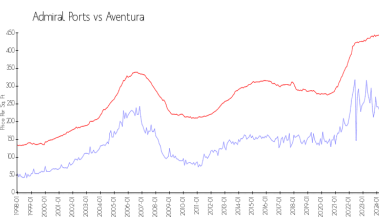
Number of units: 633  
 Number of active listings for rent: 32  
 Number of active listings for sale: 52  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Building Association Information

Continental Group Inc Management Co  
 305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

## Market Information



Admiral Ports:	\$227/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Admiral Ports 8%  
 Aventura 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Admiral Ports 61 days  
 Aventura 89 days  
 Miami-Dade 81 days

