

# Unit 2507 - Avenue On Brickell (East Tower)

2507 - 1060 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11568793  
 Status: Active  
 Size: 1,088 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View: Ocean View  
 Rental Price: \$4,250  
 List PPSF: \$4  
 Valuated Price: \$632,000  
 Valuated PPSF: \$449

*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.*

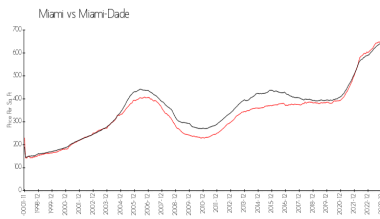
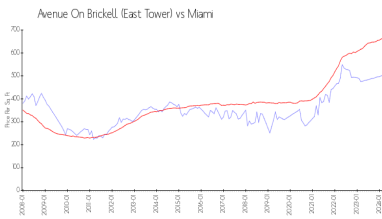
## Building Information

Number of units: 311  
 Number of active listings for rent: 13  
 Number of active listings for sale: 12  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

1060 Condominium Association  
 305-379-7305 & 305-577-3823

## Market Information



Avenue On Brickell (East Tower):	\$505/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Avenue On Brickell (East Tower) 4%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Avenue On Brickell (East Tower) 49 days  
 Miami 84 days  
 Miami-Dade 81 days

