

# Unit 4304 - Epic

4304 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

## Unit Information

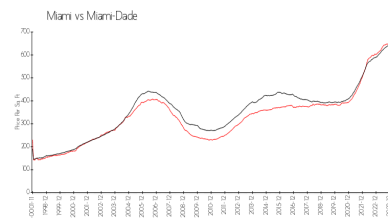
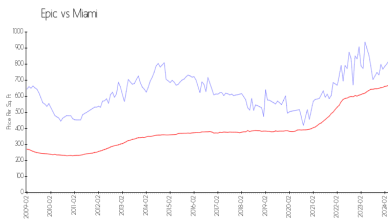
MLS Number:	A11572121
Status:	Active
Size:	1,255 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Bay,Ocean View,Other View
Rental Price:	\$6,800
List PPSF:	\$5
Valuated Price:	\$1,151,000
Valuated PPSF:	\$917

*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:	342
Number of active listings for rent:	29
Number of active listings for sale:	34
Building inventory for sale:	9%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

## Market Information



Epic:	\$821/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Epic	10%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Epic	138 days
Miami	84 days
Miami-Dade	81 days

