

# Unit 2301 - Grand View Palace

2301 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

|                 |                             |
|-----------------|-----------------------------|
| MLS Number:     | A11582065                   |
| Status:         | Pending                     |
| Size:           | 1,030 Sq ft.                |
| Bedrooms:       | 2                           |
| Full Bathrooms: | 2                           |
| Half Bathrooms: |                             |
| Parking Spaces: | Additional Spaces Available |
| View:           |                             |
| Rental Price:   | \$3,325                     |
| List PPSF:      | \$3                         |
| Valuated Price: | \$371,000                   |
| Valuated PPSF:  | \$360                       |

*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:                         | 513 |
| Number of active listings for rent:      | 9   |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

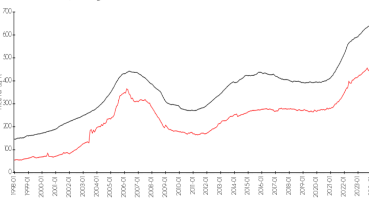
Grandview Palace Condominium Association, Inc  
 (305) 861-7512  
 management office: (305) 861-7512

## Market Information

Grand View Palace vs North Bay Village



North Bay Village vs Miami-Dade



Grand View Palace: \$408/sq. ft.  
 North Bay Village: \$441/sq. ft.

North Bay Village: \$441/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Grand View Palace | 4% |
| North Bay Village | 3% |
| Miami-Dade        | 3% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Grand View Palace | 65 days |
| North Bay Village | 91 days |
| Miami-Dade        | 82 days |