

# Unit 804 - Ocean Two

804 - 19111 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11583297
Status:	Active
Size:	2,440 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Spaces
View:	Intracoastal View,Ocean View,Direct Ocean
Rental Price:	\$8,250
List PPSF:	\$3
Valuated Price:	\$1,997,000
Valuated PPSF:	\$818

*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

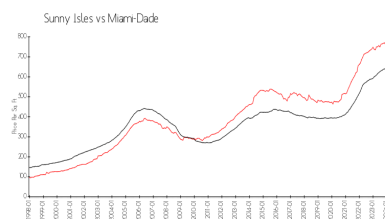
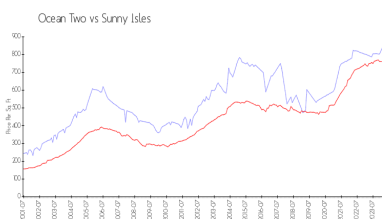
Number of units:	253
Number of active listings for rent:	4
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

Ocean Two Condominium Association  
305-466-4133 extension 12 & Manager@OceanTwo.com

[http://oceantwo.com/sub\\_category\\_list.asp?category=4&title=Contact+Us](http://oceantwo.com/sub_category_list.asp?category=4&title=Contact+Us)

## Market Information



Ocean Two:	\$887/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Ocean Two	2%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Ocean Two	127 days
Sunny Isles	116 days
Miami-Dade	82 days

