

# Unit 808 - 1800 Biscayne Plaza

808 - 275 NE 18 St, Edgewater, FL, Miami-Dade 33132

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11583840    |
| Status:         | Active       |
| Size:           | 1,305 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: | 2 Spaces     |
| View:           |              |
| Rental Price:   | \$3,800      |
| List PPSF:      | \$3          |
| Valuated Price: | \$548,000    |
| Valuated PPSF:  | \$420        |

*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

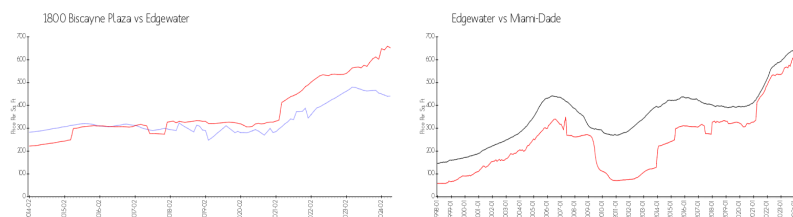
|  |     |
|--|-----|
| Number of units:                         | 195 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

1800 Biscayne Plaza Condo Assn Inc  
Managed By Castle Management  
275 NE 18th St  
Miami FL 33132  
(305) 789-3883  
(305) 579-5353

<http://1800biscayne.com/Page/16>

## Market Information



|                      |               |             |               |
|----------------------|---------------|-------------|---------------|
| 1800 Biscayne Plaza: | \$441/sq. ft. | Edgewater:  | \$652/sq. ft. |
| Edgewater:           | \$652/sq. ft. | Miami-Dade: | \$705/sq. ft. |

## Inventory for Sale

|                     |    |
|---------------------|----|
| 1800 Biscayne Plaza | 2% |
| Edgewater           | 4% |
| Miami-Dade          | 3% |

## Avg. Time to Close Over Last 12 Months

|                     |         |
|---------------------|---------|
| 1800 Biscayne Plaza | 64 days |
| Edgewater           | 87 days |

