

# Unit A-4246 - Grand

A-4246 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11585907  
 Status: Active  
 Size: 1,479 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View: Bay,Ocean View,Pool Area View,Water View  
 Rental Price: \$4,250  
 List PPSF: \$3  
 Valuated Price: \$682,000  
 Valuated PPSF: \$461

*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.*

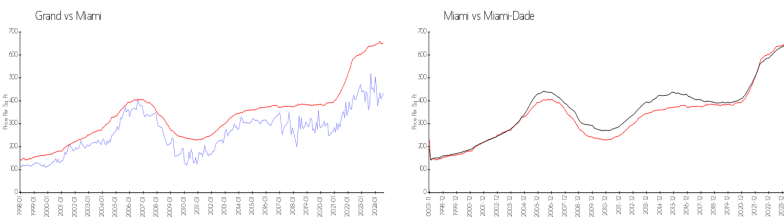
## Building Information

Number of units: 795  
 Number of active listings for rent: 30  
 Number of active listings for sale: 21  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 28  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 5

## Building Association Information

Grand Condominium Association, Inc.  
 (305) 374-2822 & (305) 374-8006

## Market Information



Grand: \$431/sq. ft.      Miami: \$650/sq. ft.  
 Miami: \$650/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Grand 3%  
 Miami 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Grand 90 days  
 Miami 85 days  
 Miami-Dade 84 days

