

# Unit 3504 - Loft Downtown 2

3504 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



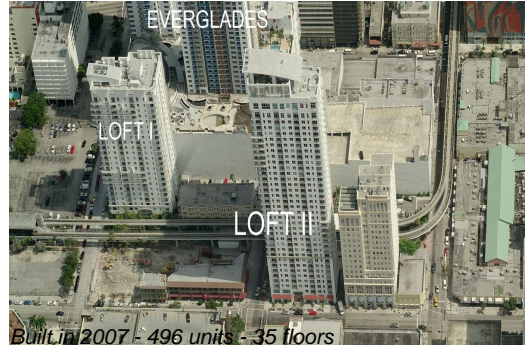
## Unit Information

MLS Number: A11588648  
 Status: Active  
 Size: 665 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$2,500  
 List PPSF: \$4  
 Valuated Price: \$446,000  
 Valuated PPSF: \$671

*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

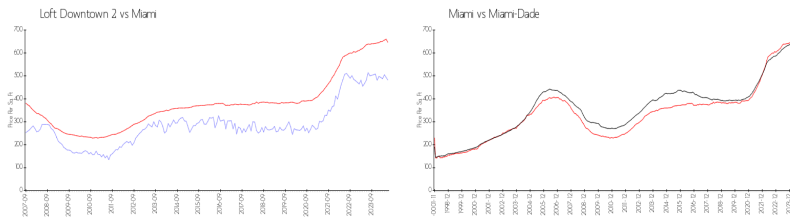
Number of units: 496  
 Number of active listings for rent: 34  
 Number of active listings for sale: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3



## Building Association Information

The loft Downtown Condominium Association Inc  
 (305) 704-7633

## Market Information



|                  |               |             |               |
|------------------|---------------|-------------|---------------|
| Loft Downtown 2: | \$481/sq. ft. | Miami:      | \$645/sq. ft. |
| Miami:           | \$645/sq. ft. | Miami-Dade: | \$704/sq. ft. |

## Inventory for Sale

Loft Downtown 2: 4%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Loft Downtown 2: 79 days  
 Miami: 84 days  
 Miami-Dade: 83 days