

# Unit 3304 - Marina Blue

3304 - 888 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11601280
Status:	Active
Size:	1,208 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Street Parking
View:	Bay
Rental Price:	\$4,500
List PPSF:	\$4
Valuated Price:	\$734,000
Valuated PPSF:	\$608

*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.*

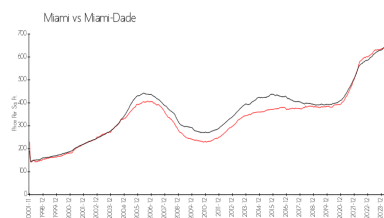
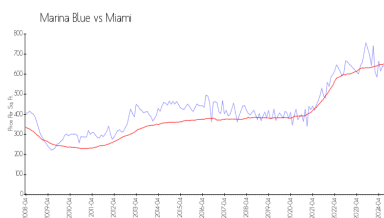
## Building Information

Number of units:	514
Number of active listings for rent:	36
Number of active listings for sale:	18
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

## Building Association Information

Marina Blue Condominium  
(305) 347-5340

## Market Information



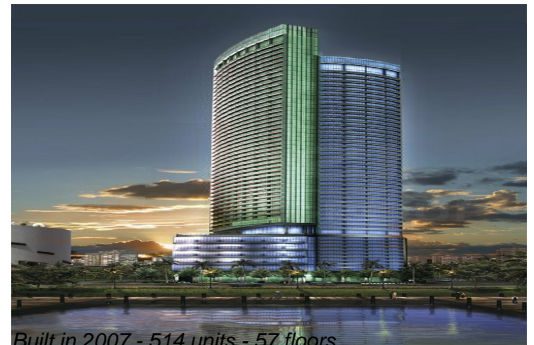
Marina Blue:	\$649/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Marina Blue	4%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Marina Blue	94 days
Miami	85 days
Miami-Dade	85 days



Built in 2007 - 514 units - 57 floors