

# Unit 2309 - Grand View Palace

2309 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11642080  
 Status: Active  
 Size: 1,030 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Bay, Water View  
 Rental Price: \$2,850  
 List PPSF: \$3  
 Valuated Price: \$442,000  
 Valuated PPSF: \$429

*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.*

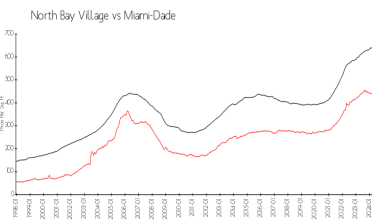
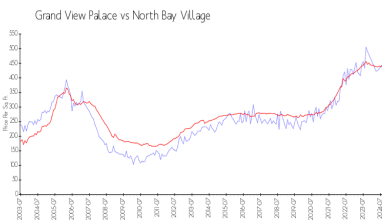
## Building Information

Number of units: 513  
 Number of active listings for rent: 9  
 Number of active listings for sale: 30  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

Grandview Palace Condominium Association, Inc  
 (305) 861-7512  
 management office: (305) 861-7512

## Market Information



Grand View Palace: \$417/sq. ft.      North Bay Village: \$435/sq. ft.  
 North Bay Village: \$435/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Grand View Palace: 6%  
 North Bay Village: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Grand View Palace: 97 days  
 North Bay Village: 86 days  
 Miami-Dade: 86 days

