

# Unit 412 - Mirasol Ocean Towers

412 - 2655 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11648200  
 Status: Active  
 Size: 1,645 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Parking Garage, Valet Parking  
 View: Ocean View, Direct Ocean  
 Rental Price: \$3,985  
 List PPSF: \$2  
 Valuated Price: \$974,000  
 Valuated PPSF: \$592

*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.*

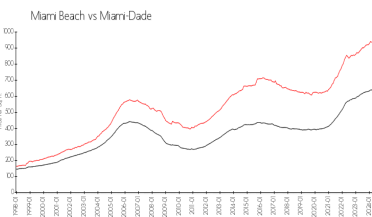
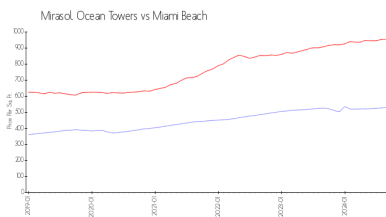
## Building Information

Number of units: 251  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Building Association Information

Mirasol Ocean Towers  
 Address: 2655 Collins Ave,  
 Miami Beach, FL 33140  
 Phone: +1 305-532-0526

## Market Information



Mirasol Ocean Towers:	\$531/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Mirasol Ocean Towers: 4%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Mirasol Ocean Towers: 100 days  
 Miami Beach: 102 days  
 Miami-Dade: 87 days

