

# Unit 2504 - Grand Venetian

2504 - 10 Venetian Wy, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11649642
Status:	Active
Size:	4,750 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Parking Garage,Valet Parking
View:	Bay,Ocean View,Direct Ocean
Rental Price:	\$35,200
List PPSF:	\$7
Valuated Price:	\$8,548,000
Valuated PPSF:	\$1,800

*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.*



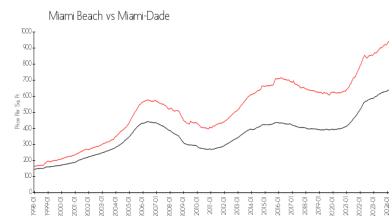
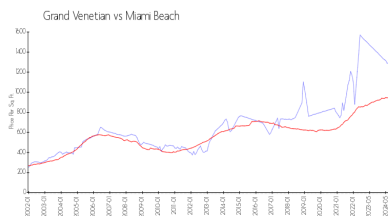
## Building Information

Number of units:	124
Number of active listings for rent:	3
Number of active listings for sale:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

Grand Venetian Condominium Association  
(305) 672-0966

## Market Information



Grand Venetian:	\$1271/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Grand Venetian	5%
Miami Beach	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Grand Venetian	114 days
Miami Beach	102 days
Miami-Dade	86 days