

# Unit 2602 - La Tour

2602 - 4201 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11652452  
 Status: Active  
 Size: 1,250 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View: Intracoastal View,Direct Ocean  
 Rental Price: \$15,000  
 List PPSF: \$12  
 Valuated Price: \$1,861,000  
 Valuated PPSF: \$1,489

*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.*

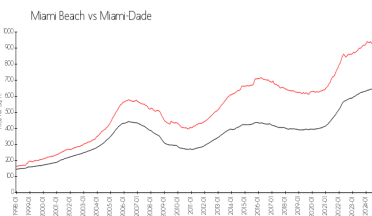
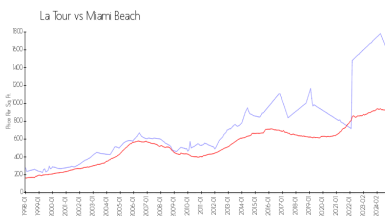
## Building Information

Number of units: 66  
 Number of active listings for rent: 4  
 Number of active listings for sale: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

La Tour Condominium  
 (305) 531-9389

## Market Information



La Tour: \$1559/sq. ft.  
 Miami Beach: \$939/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

La Tour: 3%  
 Miami Beach: 6%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

La Tour: 402 days  
 Miami Beach: 104 days  
 Miami-Dade: 91 days

