

# Unit 3502 - Loft Downtown 2

3502 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11657796  
 Status: Active  
 Size: 1,041 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Bay,Intracoastal View,Water View  
 Rental Price: \$3,400  
 List PPSF: \$3  
 Valuated Price: \$508,000  
 Valuated PPSF: \$488

*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.*

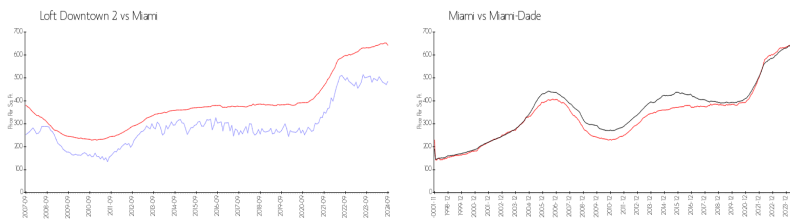
## Building Information

Number of units: 496  
 Number of active listings for rent: 34  
 Number of active listings for sale: 21  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

The loft Downtown Condominium Association Inc  
 (305) 704-7633

## Market Information



Loft Downtown 2:	\$486/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Loft Downtown 2: 4%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Loft Downtown 2: 75 days  
 Miami: 86 days  
 Miami-Dade: 86 days

