

# Unit 1406 - Mirasol Ocean Towers

1406 - 2655 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11665565  
 Status: Active  
 Size: 1,122 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking  
 View: Bay, Canal, Ocean View, Other View  
 Rental Price: \$3,900  
 List PPSF: \$3  
 Valuated Price: \$534,000  
 Valuated PPSF: \$476

*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.*

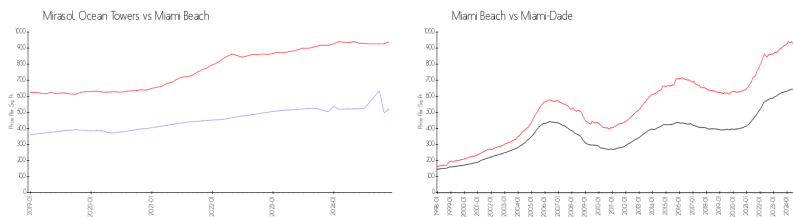
## Building Information

Number of units: 251  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 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:	\$521/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Mirasol Ocean Towers: 5%  
 Miami Beach: 6%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Mirasol Ocean Towers: 102 days  
 Miami Beach: 104 days  
 Miami-Dade: 91 days

