

# Unit 2602 - Turnberry Ocean Colony South

2602 - 16047 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11667433  
 Status: Active  
 Size: 2,245 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View: Intracoastal View,Ocean View,Direct Ocean  
 Rental Price: \$17,000  
 List PPSF: \$8  
 Valuated Price: \$2,857,000  
 Valuated PPSF: \$1,273

*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.*

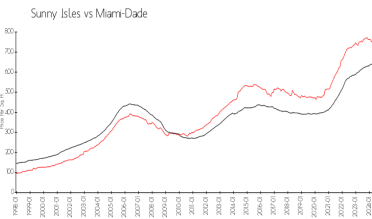
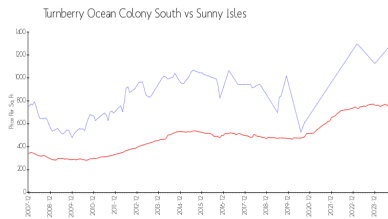
## Building Information

Number of units: 129  
 Number of active listings for rent: 4  
 Number of active listings for sale: 7  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

Turnberry Ocean Colony Condominium  
 (305) 944-9506

## Market Information



Turnberry Ocean Colony South:	\$1291/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Turnberry Ocean Colony South: 5%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Turnberry Ocean Colony South: 121 days  
 Sunny Isles: 112 days  
 Miami-Dade: 86 days

