

# Unit 645 - Triton Tower

645 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11673889  
 Status: Active  
 Size: 775 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Space Rented  
 View:  
 List Price: \$519,000  
 List PPSF: \$670  
 Valuated Price: \$461,000  
 Valuated PPSF: \$595

*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: 562  
 Number of active listings for rent: 0  
 Number of active listings for sale: 32  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 7

## Building Association Information

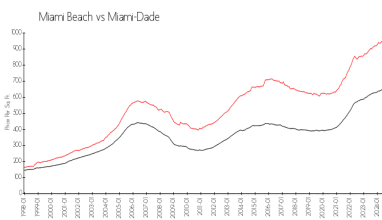
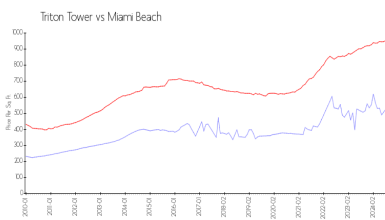
Triton Tower Condominium  
 2899 Collins Avenue  
 Miami Beach, FL 33140  
 Management office ph: (305) 532-2416  
 Management office fax: (305) 532-1518  
 Front-Security desk ph: (305) 534-7926  
 Office E-Mail: info@tritononthebeach.com

<http://tritononthebeach.com/contactus.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1433	566 sq ft	Nov 2024	\$345,000	\$610
1522	600 sq ft	Oct 2024	\$265,000	\$442
602	554 sq ft	Oct 2024	\$210,000	\$379
904	566 sq ft	Sep 2024	\$280,000	\$495
648	726 sq ft	Sep 2024	\$275,000	\$379
1226	600 sq ft	Sep 2024	\$340,000	\$567
1531	518 sq ft	Sep 2024	\$305,000	\$589

## Market Information



Triton Tower: \$546/sq. ft.      Miami Beach: \$951/sq. ft.  
 Miami Beach: \$951/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale



Triton Tower	6%
Miami Beach	5%
Miami-Dade	4%

**Avg. Time to Close Over Last 12 Months**

Triton Tower	81 days
Miami Beach	102 days
Miami-Dade	86 days