

# Unit 3501 - Ocean Four

3501 - 17201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11675546  
 Status: Active  
 Size: 2,755 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces,Assigned Parking,Valet Parking  
 View: Ocean View,Direct Ocean,Other View  
 Rental Price: \$12,500  
 List PPSF: \$5  
 Valuated Price: \$3,274,000  
 Valuated PPSF: \$1,188

*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.*

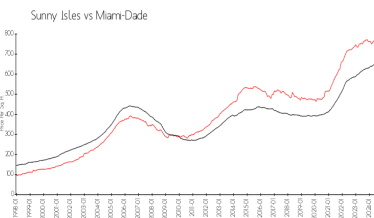
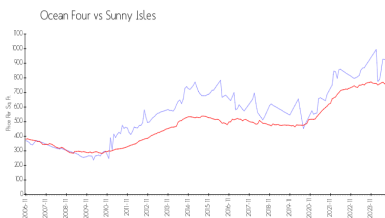
## Building Information

Number of units: 281  
 Number of active listings for rent: 15  
 Number of active listings for sale: 12  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

Ocean Four Condominium Association, Inc  
 (305) 992-7933

## Market Information



Ocean Four: \$920/sq. ft.  
 Sunny Isles: \$757/sq. ft.

Sunny Isles: \$757/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Ocean Four: 4%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Ocean Four: 62 days  
 Sunny Isles: 111 days  
 Miami-Dade: 86 days

