

# Unit 204 - Le Montcalm

204 - 18000 N Bay Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11686100  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking  
 View: Intracoastal View  
 Rental Price: \$4,500  
 List PPSF: \$4  
 Valuated Price: \$517,000  
 Valuated PPSF: \$470

*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.*

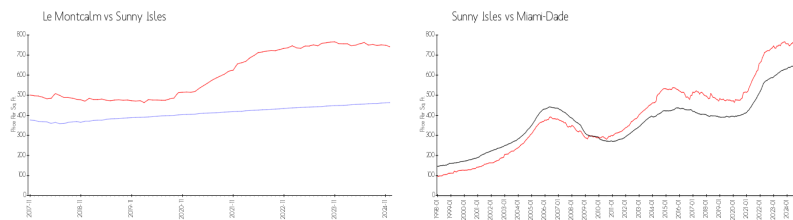
## Building Information

Number of units: 32  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

Le Montcalm Condo Association Inc  
 Address: 18000 N Bay Rd,  
 Sunny Isles Beach, FL 33160,  
 Phone: +1 305-932-7832

## Market Information



Le Montcalm: \$461/sq. ft.      Sunny Isles: \$742/sq. ft.  
 Sunny Isles: \$742/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Le Montcalm: 9%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Le Montcalm: 51 days  
 Sunny Isles: 116 days  
 Miami-Dade: 90 days

