

Unit 1240 - Triton Tower

1240 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11698897
Status:	Active
Size:	566 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Guest Parking,Other Parking
View:	
List Price:	\$299,990
List PPSF:	\$530
Valuated Price:	\$271,000
Valuated PPSF:	\$479

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:	31
Building inventory for sale:	5%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

Building Association Information

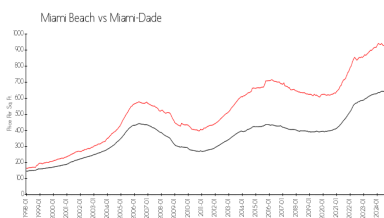
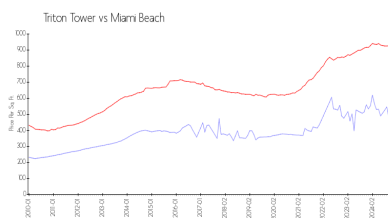
Triton Tower Condominium
 2899 Collins Avenue
 Miami Beach, FL 33140
 Management office ph: (305) 532-2416
 Management office fax: (305) 532-1518
 Front-Security desk ph: (305) 534-7926
 Office E-Mail:info@tritononthebeach.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	726 sq ft	Dec 2024	\$300,000	\$413
1510	566 sq ft	Nov 2024	\$275,000	\$486
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

Market Information



Triton Tower:	\$537/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

Inventory for Sale

Triton Tower	6%
Miami Beach	5%



Built in 1966 - 562 units - 19 floors

Miami-Dade	4%
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Avg. Time to Close Over Last 12 Months

Triton Tower	89 days
Miami Beach	104 days
Miami-Dade	89 days