

# 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

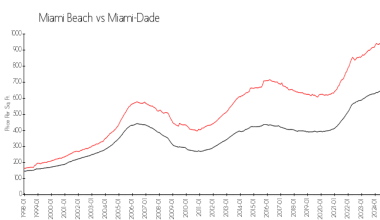
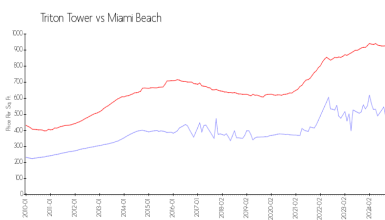
Triton Tower Condominium  
 2899 Collins Avenue  
 Miami Beach, FL 33140  
 Management office ph: (305) 532-2416  
 Management office fax: (305) 532-1518  
 Front-Security desk ph: (305) 534-7926  
 Office E-Mail: info@tritononthebeach.com

<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-Dade: \$693/sq. ft.

## Inventory for Sale

Triton Tower: 6%  
 Miami Beach: 5%



Miami-Dade 4%

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

Triton Tower	87 days
Miami Beach	104 days
Miami-Dade	88 days