

# Unit PH-09 - West Bay Plaza

PH-09 - 1688 West Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11703911  
 Status: Pending  
 Size: 1,060 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Assigned Parking, Covered Parking  
 View: Bay, Canal, Ocean View  
 Rental Price: \$4,300  
 List PPSF: \$4  
 Valuated Price: \$534,000  
 Valuated PPSF: \$504

*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.*

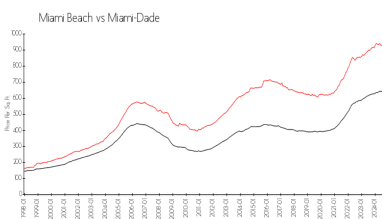
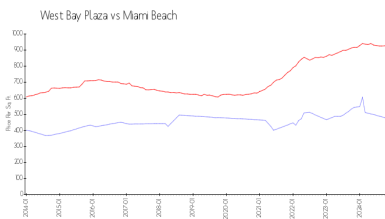
## Building Information

Number of units: 112  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

West Bay Plaza  
 Condominium Association Inc  
 1688 West Avenue # 807  
 Miami Beach, FL 33139  
 Phone: (305) 534-0017  
 (305) 534-0099

## Market Information



West Bay Plaza:	\$476/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

West Bay Plaza 4%  
 Miami Beach 5%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

West Bay Plaza 108 days  
 Miami Beach 104 days  
 Miami-Dade 88 days

