

# Unit 1420 - Triton Tower

1420 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11856475     |
| Status:         | Active        |
| Size:           | 600 Sq ft.    |
| Bedrooms:       | 1             |
| Full Bathrooms: | 1             |
| Half Bathrooms: | 0             |
| Parking Spaces: | Other Parking |
| View:           |               |
| List Price:     | \$399,000     |
| List PPSF:      | \$665         |
| Valuated Price: | \$300,000     |
| Valuated PPSF:  | \$500         |

*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:      | 11  |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 33  |
| Number of sales over the last 6 months:  | 14  |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

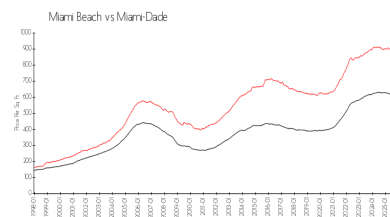
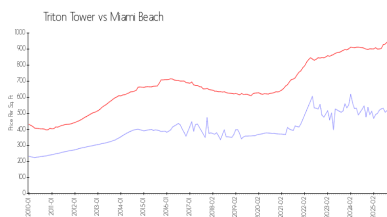
Triton Tower Condominium  
 2899 Collins Avenue  
 Miami Beach, FL 33140  
 Management office ph: (305) 532-2416  
 Management office fax: (305) 532-1518  
 Front-Security desk ph: (305) 534-7926  
 Office E-Mail:info@tritononthebeach.com

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1516   | 600 sq ft   | Dec 2025     | \$322,500  | \$538 |
| 1715   | 600 sq ft   | Dec 2025     | \$360,000  | \$600 |
| PH F   | 1,590 sq ft | Oct 2025     | \$820,000  | \$516 |
| 612    | 1,286 sq ft | Oct 2025     | \$505,000  | \$393 |
| 821    | 600 sq ft   | Sep 2025     | \$310,000  | \$517 |
| 1504   | 566 sq ft   | Sep 2025     | \$275,000  | \$486 |
| 708    | 726 sq ft   | Sep 2025     | \$305,000  | \$420 |
| 946    | 726 sq ft   | Sep 2025     | \$330,000  | \$455 |

## Market Information



|               |               |              |               |
|---------------|---------------|--------------|---------------|
| Triton Tower: | \$550/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach:  | \$939/sq. ft. | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale



|              |    |
|--------------|----|
| Triton Tower | 2% |
| Miami Beach  | 4% |
| Miami-Dade   | 4% |

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

|              |         |
|--------------|---------|
| Triton Tower | 63 days |
| Miami Beach  | 94 days |
| Miami-Dade   | 77 days |