

# Unit 604 - Eighty Seven Park

604 - 8701 Collins Ave, Miami Beach, FL, Miami-Dade 33154

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11868500             |
| Status:         | Active                |
| Size:           | 1,457 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 1                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$4,995,000           |
| List PPSF:      | \$3,428               |
| Valuated Price: | \$4,021,000           |
| Valuated PPSF:  | \$2,760               |

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:                         | 67  |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

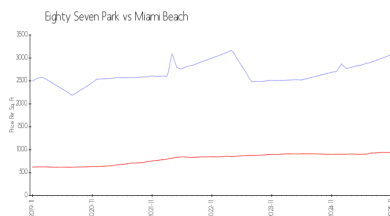
Eighty Seven Park  
Address: 8701 Collins Ave,  
Miami Beach, FL 33154  
Phone: +1 305-834-4999

<https://>

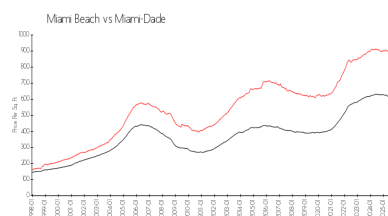
## Recent Sales

| Unit #  | Size        | Closing Date | Sale Price   | PPSF    |
|---------|-------------|--------------|--------------|---------|
| 905     | 1,522 sq ft | Jul 2025     | \$4,100,000  | \$2,694 |
| 306     | 1,602 sq ft | May 2025     | \$2,850,000  | \$1,779 |
| PH 1702 | 6,380 sq ft | Jan 2025     | \$29,000,000 | \$4,545 |

## Market Information



Eighty Seven Park: \$3072/sq. ft.  
Miami Beach: \$939/sq. ft.



Miami Beach: \$939/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

|                   |     |
|-------------------|-----|
| Eighty Seven Park | 10% |
| Miami Beach       | 4%  |
| Miami-Dade        | 4%  |

## Avg. Time to Close Over Last 12 Months

|                   |          |
|-------------------|----------|
| Eighty Seven Park | 112 days |
|-------------------|----------|



Miami Beach  
Miami-Dade

94 days  
77 days