

# Unit 2409 - Murano Grande

2409 - 400 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| MLS Number:     | A11903659                                                                      |
| Status:         | Active                                                                         |
| Size:           | 1,437 Sq ft.                                                                   |
| Bedrooms:       | 2                                                                              |
| Full Bathrooms: | 2                                                                              |
| Half Bathrooms: | 0                                                                              |
| Parking Spaces: | Assigned Parking,Electric Vehicle Charging Station,Guest Parking,Valet Parking |
| View:           | Bay,Ocean View,Other View                                                      |
| Rental Price:   | \$15,000                                                                       |
| List PPSF:      | \$10                                                                           |
| Valuated Price: | \$1,482,000                                                                    |
| Valuated PPSF:  | \$1,031                                                                        |

*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

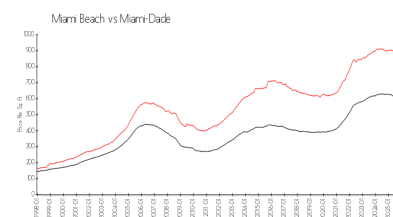
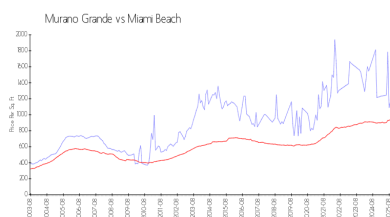
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 257 |
| Number of active listings for rent:      | 14  |
| Number of active listings for sale:      | 12  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

Murano Grande Condo Association  
(305) 531-2946

<https://>

## Market Information



Murano Grande: \$1325/sq. ft.  
Miami Beach: \$939/sq. ft.

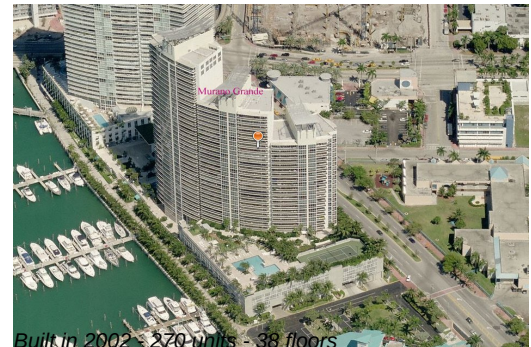
Miami Beach: \$939/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

|               |    |
|---------------|----|
| Murano Grande | 5% |
| Miami Beach   | 4% |
| Miami-Dade    | 4% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Murano Grande | 91 days |
| Miami Beach   | 94 days |
| Miami-Dade    | 77 days |



Built in 2002 - 270 units - 38 floors