

# Unit 8540 SW 212th St # 303 - Le Club at Old Cutler Bay

8540 SW 212th St # 303 - 8500 SW 212 St, Cutler Bay, FL, Miami-Dade 33189

## Unit Information

MLS Number:	A11929746
Status:	Active
Size:	1,113 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$249,900
List PPSF:	\$225
Valuated Price:	\$245,000
Valuated PPSF:	\$220

*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:	332
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

## Building Association Information

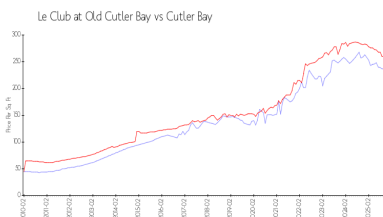
Le Club At Old Cutler  
Condominium Association Inc  
8630 SW 212th St,  
Cutler Bay, FL 33189  
(305) 252-2020

<https://>

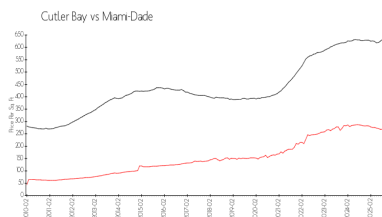
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,113 sq ft	Oct 2025	\$285,000	\$256
301	1,113 sq ft	Oct 2025	\$240,000	\$216
106	813 sq ft	Jul 2025	\$207,000	\$255
107	1,113 sq ft	Jul 2025	\$270,000	\$243
106	1,113 sq ft	Jul 2025	\$290,000	\$261

## Market Information



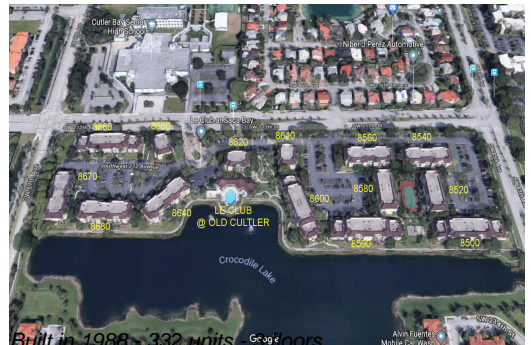
Le Club at Old Cutler \$218/sq. ft.  
Bay:  
Cutler Bay: \$258/sq. ft.



Cutler Bay: \$258/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Le Club at Old Cutler Bay 2%



Cutler Bay	3%
Miami-Dade	4%

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

Le Club at Old Cutler Bay	44 days
Cutler Bay	56 days
Miami-Dade	77 days