

# Unit 402 - Le Montcalm

402 - 18000 N Bay Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: RX-10992954  
 Status: Active  
 Size: 1,090 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Intracoastal, Pool  
 List Price: \$479,000  
 List PPSF: \$439  
 Valuated Price: \$469,000  
 Valuated PPSF: \$430

*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.*

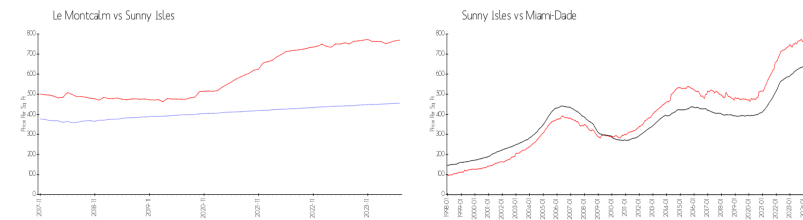
## Building Information

Number of units: 32  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 0  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Le Montcalm Condo Association Inc  
 Address: 18000 N Bay Rd,  
 Sunny Isles Beach, FL 33160,  
 Phone: +1 305-932-7832

## Market Information



Le Montcalm:	\$455/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Le Montcalm 9%  
 Sunny Isles 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Le Montcalm 145 days  
 Sunny Isles 117 days  
 Miami-Dade 83 days

