

# Unit 1509 - Alexander

1509 - 3505 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11539165  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View: Ocean View  
 Rental Price: \$4,500  
 List PPSF: \$4  
 Valuated Price: \$576,000  
 Valuated PPSF: \$492

*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.*

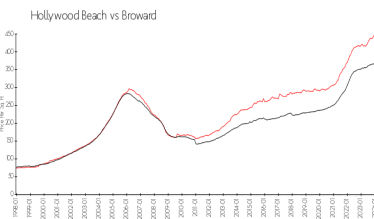
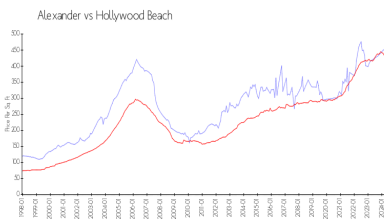
## Building Information

Number of units: 268  
 Number of active listings for rent: 68  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

Alexander Towers Condo Association  
 (954) 927-0808

## Market Information



Alexander: \$457/sq. ft.      Hollywood Beach: \$426/sq. ft.  
 Hollywood Beach: \$426/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Alexander 2%  
 Hollywood Beach 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Alexander 100 days  
 Hollywood Beach 85 days  
 Broward 67 days

