

# Unit N704 - Auberge Residences (North & South)

N704 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	A11568815
Status:	Active
Size:	1,885 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Covered Parking, Valet Parking
View:	Intracoastal View, Ocean View, Water View
Rental Price:	\$20,000
List PPSF:	\$11
Valuated Price:	\$3,246,000
Valuated PPSF:	\$1,722

*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

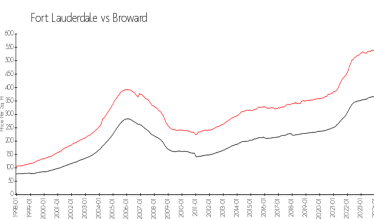
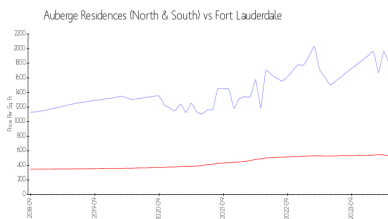
Number of units:	170
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	11%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

## Building Association Information

Auberge Beach Residences  
 Address: 2200 N Ocean Blvd,  
 Fort Lauderdale, FL 33305  
 Phone: +1 754-900-4068

<https://aubergebeach.com/>

## Market Information



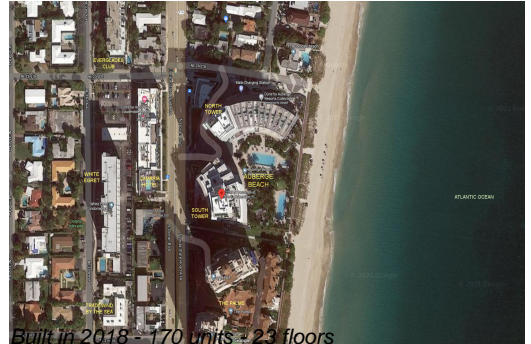
Auberge Residences (North & South):	\$1791/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Auberge Residences (North & South)	12%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Auberge Residences (North & South)	163 days
Fort Lauderdale	76 days



Broward

67 days