

# Unit 3B - Embassy Towers I

3B - 2701 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10422879
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
Rental Price:	\$3,950
List PPSF:	\$3
Valuated Price:	\$441,000
Valuated PPSF:	\$368

*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.*

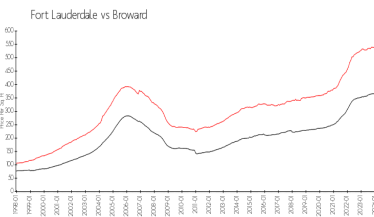
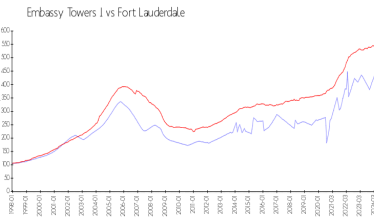
## Building Information

Number of units:	102
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

Embassy Towers Inc  
 2701 N Ocean Boulevard  
 Fort Lauderdale, FL 33308  
 (954) 566-1241

## Market Information



Embassy Towers I:	\$444/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Embassy Towers I	8%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Embassy Towers I	44 days
Fort Lauderdale	76 days
Broward	67 days

