

# Unit 513 - Venetian

513 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10424691
Status:	Pending
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
Rental Price:	\$3,600
List PPSF:	\$3
Valuated Price:	\$749,000
Valuated PPSF:	\$624

*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

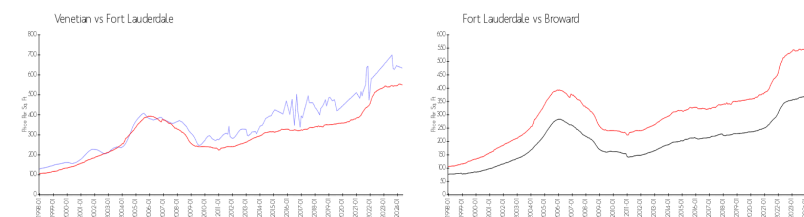
Number of units:	233
Number of active listings for rent:	2
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

Venetian Condominium Association  
1 Las Olas Circle Fort Lauderdale, 33316  
(954) 463-0071

<http://www.venetiancondo.com/venetiancondo/contact.html>

## Market Information



Venetian:	\$633/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Venetian	3%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Venetian	129 days
Fort Lauderdale	78 days
Broward	68 days

