

## Unit 4B - Palms Towers 2

4B - 2110 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

### Unit Information

MLS Number:	F10432314
Status:	Active
Size:	2,995 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
Rental Price:	\$12,500
List PPSF:	\$4
Valuated Price:	\$1,306,000
Valuated PPSF:	\$846

*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.*

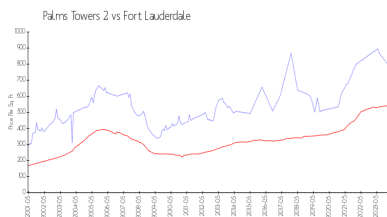
### Building Information

Number of units:	96
Number of active listings for rent:	5
Number of active listings for sale:	9
Building inventory for sale:	9%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

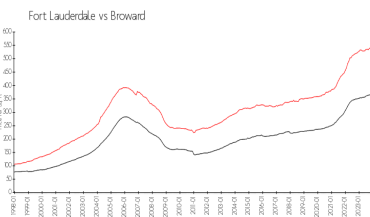
### Building Association Information

Palms Tower 2 Condo Association  
(954) 565-9811

### Market Information



Palms Towers 2: \$770/sq. ft.  
Fort Lauderdale: \$533/sq. ft.



Fort Lauderdale: \$533/sq. ft.  
Broward: \$351/sq. ft.

### Inventory for Sale

Palms Towers 2	9%
Fort Lauderdale	4%
Broward	4%

### Avg. Time to Close Over Last 12 Months

Palms Towers 2	126 days
Fort Lauderdale	76 days
Broward	67 days

