

# Unit 522 - Tides at Bridgeside Square

522 - 3020 NE 32 Ave, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10436368  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Spaces  
 View:  
 Rental Price: \$3,195  
 List PPSF: \$3  
 Valuated Price: \$528,000  
 Valuated PPSF: \$451

*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

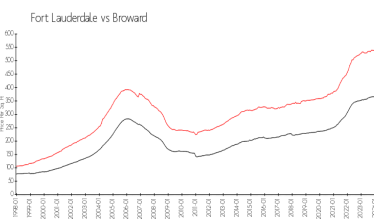
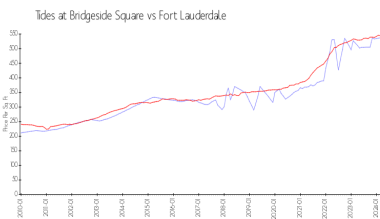
Number of units: 246  
 Number of active listings for rent: 0  
 Number of active listings for sale: 14  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

The Tides at Bridgeside Square  
 Community Address: 3020 NE 32nd Avenue  
 Fort Lauderdale, FL 33308  
 Contact Phone Number: 954-630-1311

<http://www.tidesfortlauderdale.com/thetides/home.asp>

## Market Information



Tides at Bridgeside Square:	\$509/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Tides at Bridgeside Square: 6%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Tides at Bridgeside Square: 39 days  
 Fort Lauderdale: 76 days  
 Broward: 67 days

