# Unit 7C - Embassy Towers II

7C - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

| | |
|---|---|
| MLS Number: | A11539309 |
| Status: | Active |
| Size: | 1,200 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Additional Spaces Available,Covered Parking,Deeded Parking |
| View: | |
| List Price: | $699,000 |
| List PPSF: | $583 |
| Valuated Price: | $495,000 |
| Valuated PPSF: | $413 |

*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

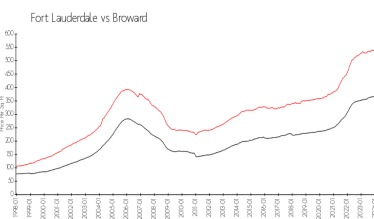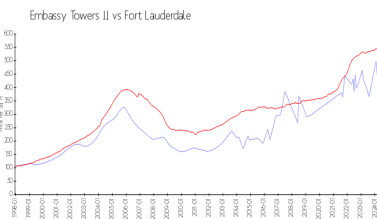| | |
|---|---|
| Number of units: | 102 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

## Building Association Information

Embassy Tower II Association Inc
2715 N Ocean Boulevard
Fort Lauderdale, FL 33308
(954) 564-2166

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| 11D | 1,200 sq ft | Mar 2024 | $550,000 | $458 |
| 18d | 1,200 sq ft | Feb 2024 | $650,000 | $542 |
| 4D | 1,200 sq ft | Aug 2023 | $416,000 | $347 |
| 10B | 1,200 sq ft | Jun 2023 | $515,000 | $429 |
| 4a | 1,200 sq ft | Jun 2023 | $413,000 | $344 |
| 2F | 900 sq ft | Jun 2023 | $285,000 | $317 |

## Market Information



Embassy Towers II vs Fort Lauderdale



Fort Lauderdale vs Broward
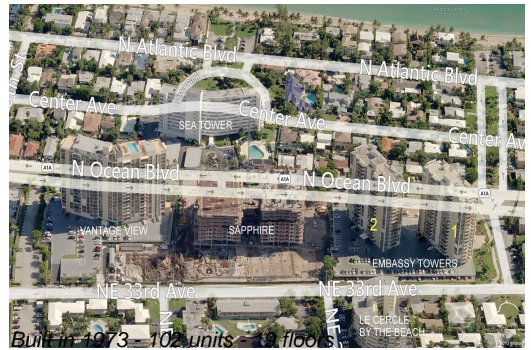
| | | | |
|---|---|---|---|
| Embassy Towers II: | $404/sq. ft. | Fort Lauderdale: | $533/sq. ft. |
| Fort Lauderdale: | $533/sq. ft. | Broward: | $351/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Embassy Towers II | 8% |
| Fort Lauderdale | 4% |

Built in 1973 - 102 units - 18 floors

Broward                                    4%

## Avg. Time to Close Over Last 12 Months

Embassy Towers II                          72 days
Fort Lauderdale                            76 days
Broward                                    67 days