

# Unit 804 - Le Club International

804 - 2845 NE 9 St, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10402757  
 Status: Active  
 Size: 2,630 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Canal,Intracoastal View,Ocean View  
 List Price: \$1,499,000  
 List PPSF: \$570  
 Valuated Price: \$1,439,000  
 Valuated PPSF: \$547

*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: 65  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

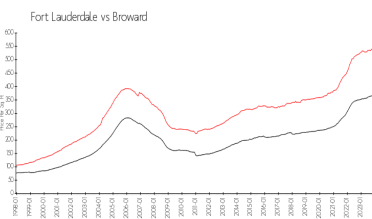
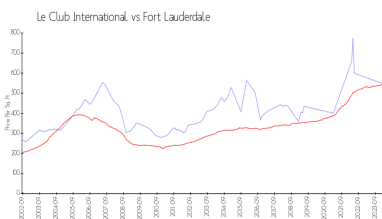
## Building Association Information

Le Club International Condominiums  
 (954) 568-0192

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1101	2,095 sq ft	Jan 2024	\$1,585,000	\$757

## Market Information



Le Club International: \$543/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Le Club International: 5%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Le Club International: 99 days  
 Fort Lauderdale: 76 days  
 Broward: 67 days

