

# Unit K12 - Drake Tower

K12 - 1800 N Andrews Ave, Fort Lauderdale, FL, Broward 1974

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | F10434097        |
| Status:         | Active           |
| Size:           | 850 Sq ft.       |
| Bedrooms:       | 1                |
| Full Bathrooms: | 1                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           | Other View       |
| List Price:     | \$249,500        |
| List PPSF:      | \$294            |
| Valuated Price: | \$245,000        |
| Valuated PPSF:  | \$316            |

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:                         | 143 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 2   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

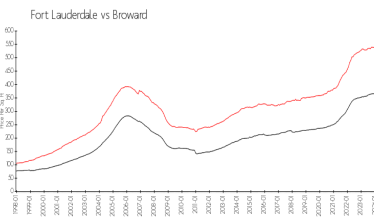
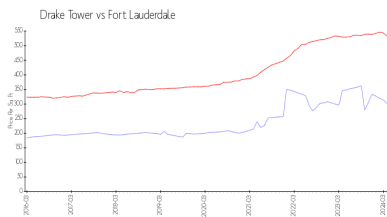
Drake Tower  
 Address: 1800 N Andrews Ave,  
 Fort Lauderdale, FL 33311  
 Phone: +1 954-763-1205

<http://draketowercondo.com/Page/27>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 6H     | 775 sq ft   | Mar 2024     | \$265,000  | \$342 |
| 12K    | 775 sq ft   | Mar 2024     | \$229,000  | \$295 |
| 1G     | 1,050 sq ft | Dec 2023     | \$315,000  | \$300 |
| 5H     | 775 sq ft   | Dec 2023     | \$245,000  | \$316 |
| 9I     | 850 sq ft   | Oct 2023     | \$225,000  | \$265 |

## Market Information

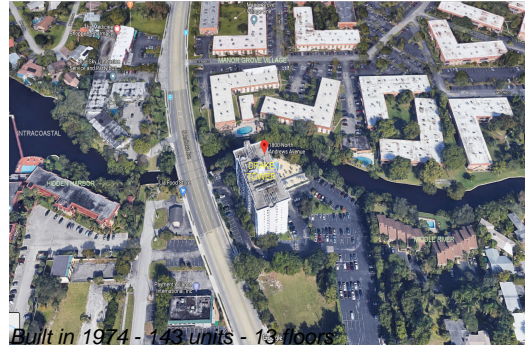


Drake Tower: \$302/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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

## Inventory for Sale

|                 |    |
|-----------------|----|
| Drake Tower     | 1% |
| Fort Lauderdale | 4% |



Broward

4%

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

Drake Tower

62 days

Fort Lauderdale

76 days

Broward

67 days