

# Unit N804 - Auberge Residences (North & South)

N804 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	A11499293
Status:	Active
Size:	2,508 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View,Direct Ocean
Rental Price:	\$30,000
List PPSF:	\$12
Valuated Price:	\$4,350,000
Valuated PPSF:	\$1,739

*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

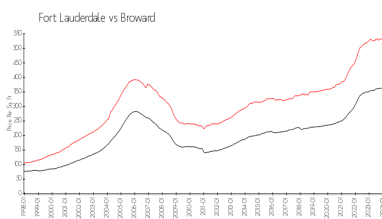
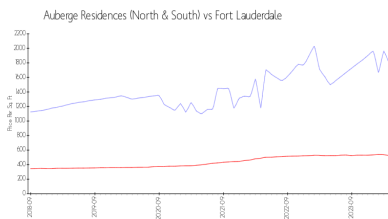
Number of units:	170
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	12%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

## Building Association Information

Auberge Beach Residences  
 Address: 2200 N Ocean Blvd,  
 Fort Lauderdale, FL 33305  
 Phone: +1 754-900-4068

<https://aubergebeach.com/>

## Market Information



Auberge Residences \$1791/sq. ft.  
 (North & South):  
 Fort Lauderdale: \$528/sq. ft.

Fort Lauderdale: \$528/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Auberge Residences (North & South)	12%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Auberge Residences (North & South) 163 days



Fort Lauderdale  
Broward

76 days  
66 days