

# Unit 2211 - Las Olas by the River

2211 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11510021  
 Status: Active  
 Size: 1,447 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2 Spaces, Assigned Parking, Guest Parking, Parking Garage, Street Parking  
 View: Garden View  
 Rental Price: \$4,500  
 List PPSF: \$3  
 Valuated Price: \$530,000  
 Valuated PPSF: \$366

*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.*

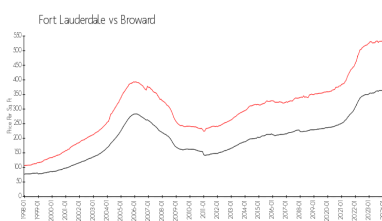
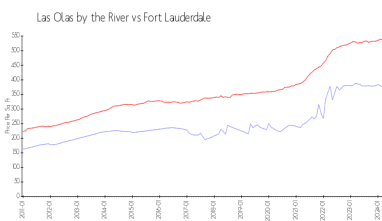
## Building Information

Number of units: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

Las Olas by The River  
 520 SE 5th Ave  
 Fort Lauderdale, FL 33301  
 (954) 523-9112

## Market Information



Las Olas by the River:	\$374/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Las Olas by the River: 5%  
 Fort Lauderdale: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Las Olas by the River: 64 days  
 Fort Lauderdale: 76 days  
 Broward: 66 days

