

# Unit 3B - Embassy Towers II

3B - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11526538
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
Rental Price:	\$3,750
List PPSF:	\$3
Valuated Price:	\$412,000
Valuated PPSF:	\$343

*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.*

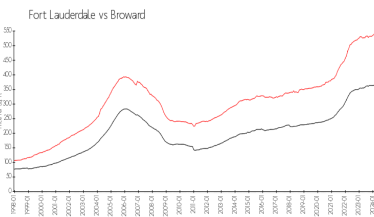
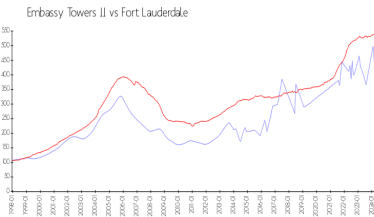
## Building Information

Number of units:	102
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	6%
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:	2

## Building Association Information

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

## Market Information



Embassy Towers II:	\$421/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Embassy Towers II	7%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Embassy Towers II	77 days
Fort Lauderdale	76 days
Broward	66 days

