

# Unit 2G - Sian Ocean

2G - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11536225  
 Status: Active  
 Size: 880 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 Rental Price: \$4,200  
 List PPSF: \$5  
 Valuated Price: \$393,000  
 Valuated PPSF: \$424

*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.*

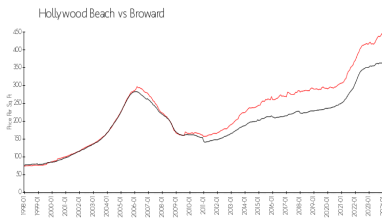
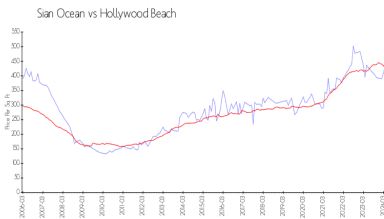
## Building Information

Number of units: 221  
 Number of active listings for rent: 34  
 Number of active listings for sale: 27  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

Sian Ocean Residences  
 (954) 457-6043

## Market Information



Sian Ocean: \$428/sq. ft.      Hollywood Beach: \$427/sq. ft.  
 Hollywood Beach: \$427/sq. ft.      Broward: \$348/sq. ft.

## Inventory for Sale

Sian Ocean 12%  
 Hollywood Beach 5%  
 Broward 3%

## Avg. Time to Close Over Last 12 Months

Sian Ocean 106 days  
 Hollywood Beach 85 days  
 Broward 66 days

