

# Unit 12304 - Marquesa (The)

12304 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11604958
Status:	Withdrawn
Size:	690 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
Rental Price:	\$2,100
List PPSF:	\$3
Valuated Price:	\$189,000
Valuated PPSF:	\$265

*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

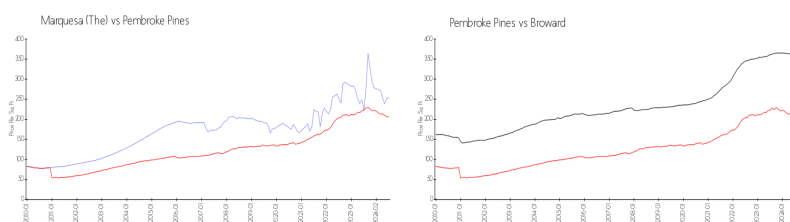
Number of units:	468
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

## Building Association Information

The Marquesa  
Address: 145 SW 117th Ter,  
Pembroke Pines, FL 33025  
Phone: +1 (954) 437-9614

<https://www.marquesacondos.com/>

## Market Information



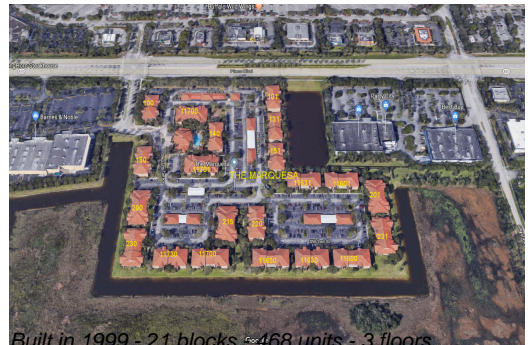
Marquesa (The):	\$260/sq. ft.	Pembroke Pines:	\$206/sq. ft.
Pembroke Pines:	\$206/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Marquesa (The)	1%
Pembroke Pines	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Marquesa (The)	43 days
Pembroke Pines	63 days
Broward	72 days



Built in 1999 - 21 blocks ~468 units - 3 floors