

# Unit 801 - Le Cercle by the Beach

801 - 3250 NE 28 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11623801
Status:	Active
Size:	850 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Ocean View,Other View
Rental Price:	\$2,250
List PPSF:	\$3
Valuated Price:	\$353,000
Valuated PPSF:	\$415

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.

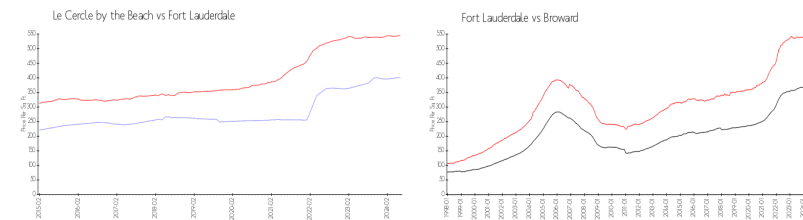
## Building Information

Number of units:	91
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

Le Cercle By The Beach  
 Address 3250 NE 28th St  
 Fort Lauderdale, Florida 33308  
 Phone +1 954-564-9855

## Market Information



Le Cercle by the Beach:	\$401/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Le Cercle by the Beach	3%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Le Cercle by the Beach	82 days
Fort Lauderdale	82 days
Broward	70 days

