

# Unit 205 - 1450 - Sheridan East Condo

205 - 1450 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: A11624850  
 Status: Pending  
 Size: 1,020 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View: Other View  
 Rental Price: \$2,200  
 List PPSF: \$2  
 Valuated Price: \$257,000  
 Valuated PPSF: \$252

*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.*

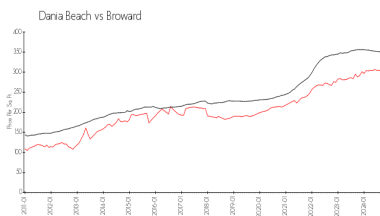
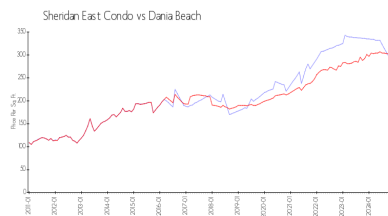
## Building Information

Number of units: 144  
 Number of active listings for rent: 4  
 Number of active listings for sale: 10  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

Sheridan East Condo Association  
 (954) 925-2002

## Market Information



Sheridan East Condo:	\$288/sq. ft.	Dania Beach:	\$302/sq. ft.
Dania Beach:	\$302/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Sheridan East Condo: 7%  
 Dania Beach: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Sheridan East Condo: 49 days  
 Dania Beach: 77 days  
 Broward: 77 days

