

# Unit 10B - Embassy Towers II

10B - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11668676  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking, Guest Parking, Parking Garage  
 View: Intracoastal View, Ocean View  
 Rental Price: \$3,499  
 List PPSF: \$3  
 Valuated Price: \$435,000  
 Valuated PPSF: \$363

*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.*

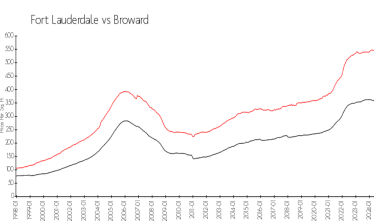
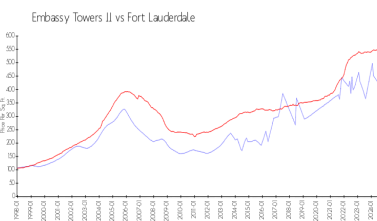
## Building Information

Number of units: 102  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

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

## Market Information



Embassy Towers II:	\$414/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Embassy Towers II	15%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Embassy Towers II	86 days
Fort Lauderdale	86 days
Broward	74 days

