

# Unit 9L - Sian Ocean

9L - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11752001
Status:	Active
Size:	905 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	Ocean View,Pool Area View
Rental Price:	\$3,500
List PPSF:	\$4
Valuated Price:	\$345,000
Valuated PPSF:	\$356

*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

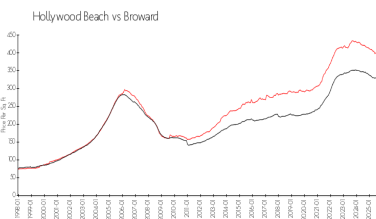
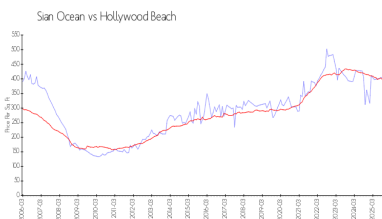
Number of units:	221
Number of active listings for rent:	34
Number of active listings for sale:	26
Building inventory for sale:	11%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

Sian Ocean Residences  
(954) 457-6043

<https://>

## Market Information



Sian Ocean:	\$351/sq. ft.	Hollywood Beach:	\$396/sq. ft.
Hollywood Beach:	\$396/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Sian Ocean	12%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Sian Ocean	270 days
Hollywood Beach	102 days
Broward	88 days



Built in 2006 - 221 units - 16 floors