

# Unit 405 - 1341 - Sheridan East Condo

405 - 1341 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11844108             |
| Status:         | Active                |
| Size:           | 1,020 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           | Garden View           |
| Rental Price:   | \$2,150               |
| List PPSF:      | \$2                   |
| Valuated Price: | \$246,000             |
| Valuated PPSF:  | \$241                 |

*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

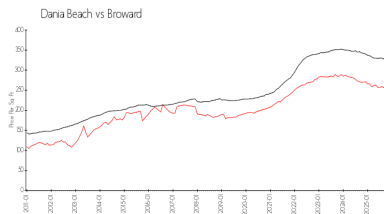
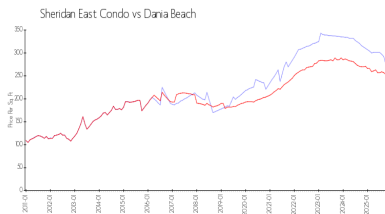
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 144 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

Sheridan East Condo Association  
(954) 925-2002

<https://>

## Market Information



|                      |               |              |               |
|----------------------|---------------|--------------|---------------|
| Sheridan East Condo: | \$256/sq. ft. | Dania Beach: | \$251/sq. ft. |
| Dania Beach:         | \$251/sq. ft. | Broward:     | \$311/sq. ft. |

## Inventory for Sale

|                     |    |
|---------------------|----|
| Sheridan East Condo | 4% |
| Dania Beach         | 2% |
| Broward             | 4% |

## Avg. Time to Close Over Last 12 Months

|                     |         |
|---------------------|---------|
| Sheridan East Condo | 47 days |
| Dania Beach         | 87 days |
| Broward             | 88 days |

