

Unit 408 - Marine Tower

408 - 2500 E Las Olas Blvd, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11894848
Status:	Active
Size:	1,706 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$574,999
List PPSF:	\$337
Valuated Price:	\$440,000
Valuated PPSF:	\$258

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:	152
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	5%
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:	0

Building Association Information

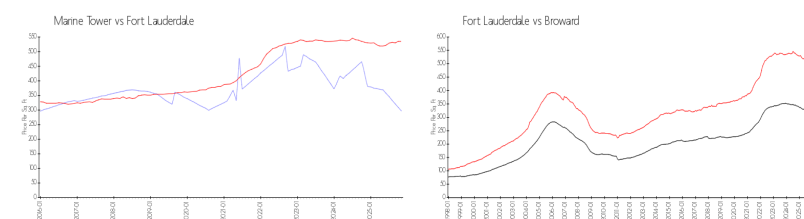
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<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH5	870 sq ft	Sep 2025	\$470,000	\$540
1704	1,230 sq ft	Jul 2025	\$500,000	\$407
1906	1,896 sq ft	May 2025	\$705,000	\$372
1508	1,706 sq ft	Feb 2025	\$620,000	\$363

Market Information



Marine Tower:	\$297/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Marine Tower	6%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Marine Tower	84 days
Fort Lauderdale	101 days
Broward	88 days