

Unit 2-C - Aria Las Olas

2-C - 516 Hendricks Isl, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	A11905618
Status:	Active
Size:	2,394 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$1,999,000
List PPSF:	\$835
Valuated Price:	\$1,899,000
Valuated PPSF:	\$793

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:	12
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	8%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

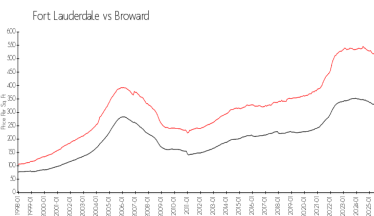
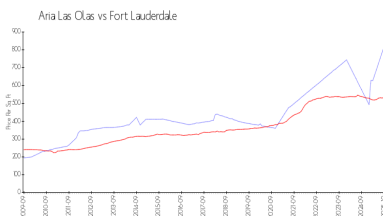
Aria Las Olas Condominium association
(954) 524-3018

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5B	2,104 sq ft	Apr 2025	\$1,335,000	\$635
4A	3,246 sq ft	Jan 2025	\$1,675,000	\$516

Market Information



Aria Las Olas: \$850/sq. ft.
Fort Lauderdale: \$535/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Aria Las Olas	8%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Aria Las Olas	248 days
Fort Lauderdale	101 days
Broward	88 days

