

# Unit 12B - Birch Crest

12B - 336 N Birch Rd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11910722
Status:	Active
Size:	819 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	Intracoastal View,Ocean View,Water View
Rental Price:	\$2,600
List PPSF:	\$3
Valuated Price:	\$244,000
Valuated PPSF:	\$298

*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

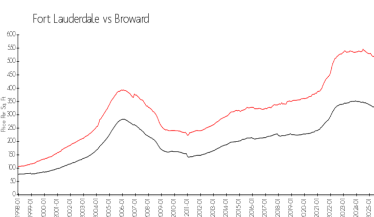
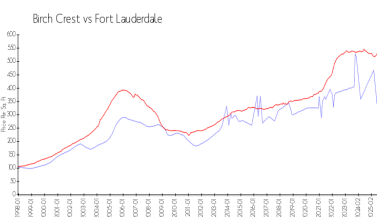
Number of units:	117
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

Birch Crest Apartments  
336 N Birch Rd Ofc  
Fort Lauderdale, FL 33304  
(954) 463-2835

<https://>

## Market Information



Birch Crest: \$305/sq. ft.  
Fort Lauderdale: \$535/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

Birch Crest	1%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Birch Crest	83 days
Fort Lauderdale	100 days
Broward	88 days

