Unit 2609-10 - Point of Americas 2

2609-10 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Built in 1970 - 281 units - 30 floors

Unit Information

MLS Number:	A11944116
Status:	Active
Size:	3,644 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	$5,400,000
List PPSF:	$1,482
Valuated Price:	$3,872,000
Valuated PPSF:	$1,063

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:	281
Number of active listings for rent:	3
Number of active listings for sale:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

Building Association Information

Point of Americas 2 apartments
(954) 522-5446

https://www.pointofamericas2.com/

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	2,170 sq ft	Jan 2026	$1,050,000	$484
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805	1,970 sq ft	Dec 2025	$1,100,000	$558
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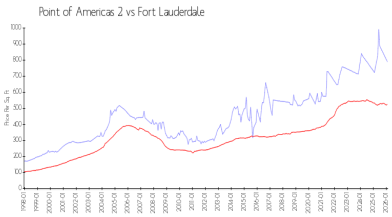
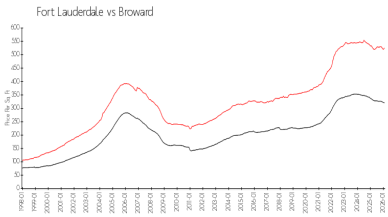
1208	2,005 sq ft	Jul 2025	$1,600,000	$798

Market Information





Point of Americas 2:	$791/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Point of Americas 2	5%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Point of Americas 2	80 days

Fort Lauderdale	102 days
Broward	89 days