Unit 504 - Le Club International

504 - 2845 NE 9 St, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	A11968269
Status:	Active Under Contract
Size:	2,630 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	$1,350,000
List PPSF:	$513
Valuated Price:	$1,366,000
Valuated PPSF:	$519

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.

Built in 2002 - 65 units - 15 floors

Building Information

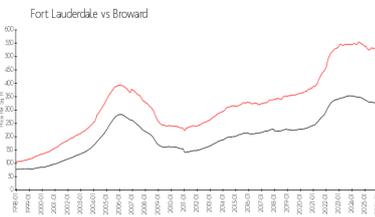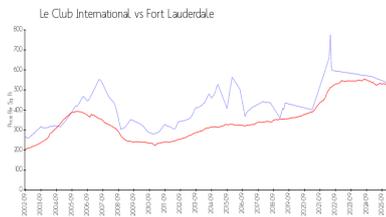|	
Number of units:	65
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	4%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

Le Club International Condominiums
(954) 568-0192Â Â Â Â Â Â

https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
804	2,630 sq ft	May 2025	$1,100,000	$418
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Market Information

Le Club International vs Fort Lauderdale

Fort Lauderdale vs Broward

Le Club International:	$531/sq. ft.		Fort Lauderdale:	$522/sq. ft.
Fort Lauderdale:	$522/sq. ft.		Broward:	$306/sq. ft.

Inventory for Sale

Le Club International	5%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Le Club International	172 days
Fort Lauderdale	103 days
Broward	89 days