

# Unit 3A - Embassy Towers II

3A - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | F10408942    |
| Status:         | Active       |
| Size:           | 1,200 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| Rental Price:   | \$3,750      |
| List PPSF:      | \$3          |
| Valuated Price: | \$515,000    |
| Valuated PPSF:  | \$429        |

*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.*

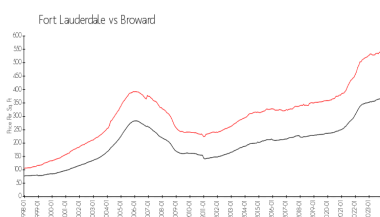
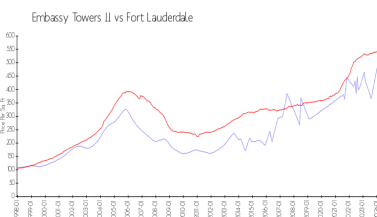
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 102 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

Embassy Tower II Association Inc  
2715 N Ocean Boulevard  
Fort Lauderdale, FL 33308  
(954) 564-2166

## Market Information



Embassy Towers II: \$404/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Embassy Towers II | 8% |
| Fort Lauderdale   | 4% |
| Broward           | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Embassy Towers II | 72 days |
| Fort Lauderdale   | 76 days |
| Broward           | 67 days |

