

# Unit 737 - Hollywood Station Condos

737 - 140 Dixie Hwy, Hollywood Beach, FL, Broward 33020

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | F10430754    |
| Status:         | Active       |
| Size:           | 1,522 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| Rental Price:   | \$3,500      |
| List PPSF:      | \$2          |
| Valuated Price: | \$428,000    |
| Valuated PPSF:  | \$281        |

*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

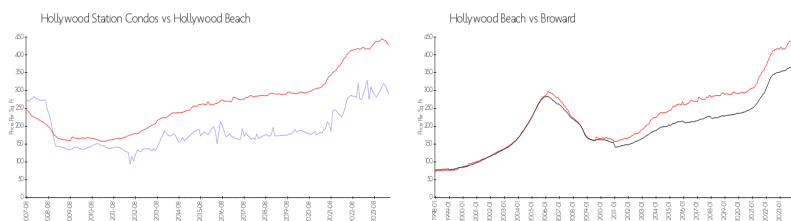
|  |     |
|--|-----|
| Number of units:                         | 214 |
| Number of active listings for rent:      | 13  |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 18  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Hollywood Station Condo Association  
954-921-3100

<http://www.hollywoodstationcondo.info/index-5.html>

## Market Information



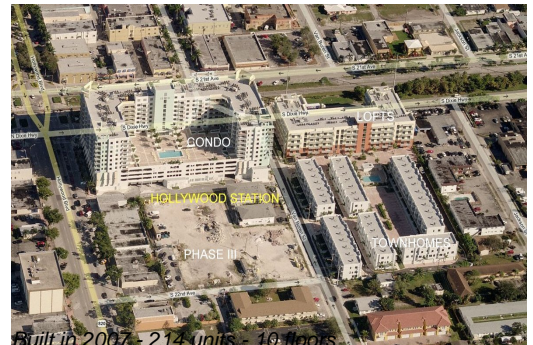
|                           |               |                  |               |
|---------------------------|---------------|------------------|---------------|
| Hollywood Station Condos: | \$290/sq. ft. | Hollywood Beach: | \$426/sq. ft. |
| Hollywood Beach:          | \$426/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                          |    |
|--------------------------|----|
| Hollywood Station Condos | 5% |
| Hollywood Beach          | 5% |
| Broward                  | 4% |

## Avg. Time to Close Over Last 12 Months

|                          |         |
|--------------------------|---------|
| Hollywood Station Condos | 62 days |
| Hollywood Beach          | 86 days |
| Broward                  | 67 days |



Built in 2007 - 214 units - 19 floors