

# Unit 809 - Venetian

809 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10434731  
 Status: Active  
 Size: 1,350 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 Rental Price: \$4,500  
 List PPSF: \$3  
 Valuated Price: \$741,000  
 Valuated PPSF: \$549

*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

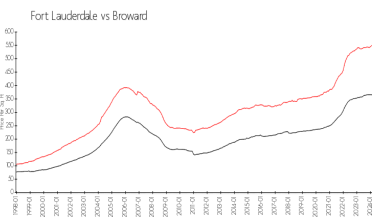
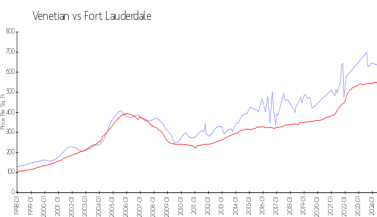
Number of units: 233  
 Number of active listings for rent: 2  
 Number of active listings for sale: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

Venetian Condominium Association  
 1 Las Olas Circle Fort Lauderdale, 33316  
 (954) 463-0071

<http://www.venetiancondo.com/venetiancondo/contact.html>

## Market Information



Venetian:	\$581/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Venetian 4%  
 Fort Lauderdale 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Venetian 122 days  
 Fort Lauderdale 84 days  
 Broward 72 days

