

# Unit 2704 - Las Olas by the River

2704 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10434798  
 Status: Active  
 Size: 1,083 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 Rental Price: \$3,350  
 List PPSF: \$3  
 Valuated Price: \$417,000  
 Valuated PPSF: \$385

*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.*

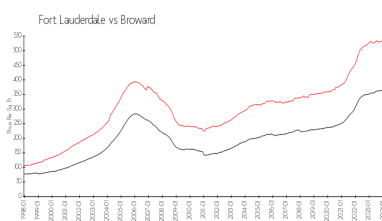
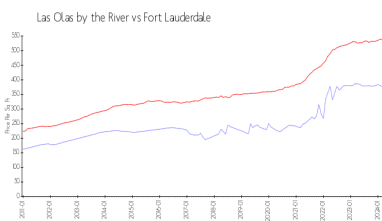
## Building Information

Number of units: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

Las Olas by The River  
 520 SE 5th Ave  
 Fort Lauderdale, FL 33301  
 (954) 523-9112

## Market Information



|                        |               |                  |               |
|------------------------|---------------|------------------|---------------|
| Las Olas by the River: | \$374/sq. ft. | Fort Lauderdale: | \$528/sq. ft. |
| Fort Lauderdale:       | \$528/sq. ft. | Broward:         | \$348/sq. ft. |

## Inventory for Sale

Las Olas by the River: 5%  
 Fort Lauderdale: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Las Olas by the River: 64 days  
 Fort Lauderdale: 76 days  
 Broward: 66 days

