

# Unit 7C - Embassy Towers II

7C - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10437289  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Intracoastal View, Ocean View  
 List Price: \$659,000  
 List PPSF: \$549  
 Valuated Price: \$520,000  
 Valuated PPSF: \$433

*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: 11  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

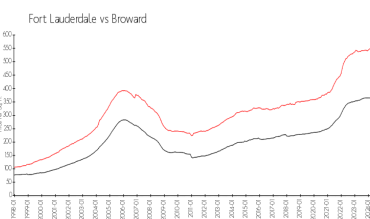
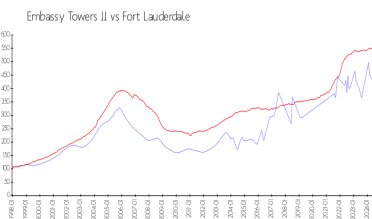
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11D	1,200 sq ft	Mar 2024	\$550,000	\$458
18d	1,200 sq ft	Feb 2024	\$650,000	\$542

## Market Information



Embassy Towers II:	\$425/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Embassy Towers II: 11%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Embassy Towers II: 52 days  
 Fort Lauderdale: 84 days  
 Broward: 72 days

