

# Unit 3B - Embassy Towers II

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

## Unit Information

MLS Number:	F10448544
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	
Rental Price:	\$3,900
List PPSF:	\$3
Valuated Price:	\$414,000
Valuated PPSF:	\$345

*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.*

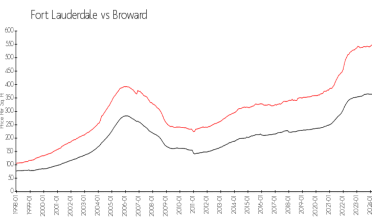
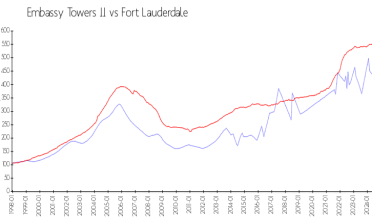
## Building Information

Number of units:	102
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	11%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
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

## Market Information



Embassy Towers II:	\$423/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Embassy Towers II	12%
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

