

# Unit 301 - Triton

301 - 501 N Riverside Dr, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: F10449323  
 Status: Active  
 Size: 1,480 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Intracoastal View,Water View  
 List Price: \$559,000  
 List PPSF: \$378  
 Valuated Price: \$598,000  
 Valuated PPSF: \$404

*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.*

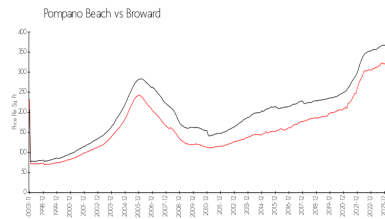
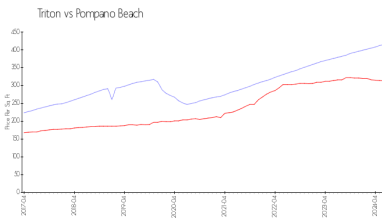
## Building Information

Number of units: 30  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 0  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Triton Condominium Association, Inc  
 501 North Riverside Drive  
 Pompano Beach, FL 33062

## Market Information



Triton: \$415/sq. ft.  
 Pompano Beach: \$313/sq. ft.  
 Pompano Beach: \$313/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Triton 10%  
 Pompano Beach 3%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Triton n/a  
 Pompano Beach 76 days  
 Broward 70 days

