

# Unit 17B - Embassy Towers I

17B - 2701 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10459421  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View: Intracoastal View, Ocean View  
 List Price: \$549,000  
 List PPSF: \$458  
 Valuated Price: \$473,000  
 Valuated PPSF: \$394

*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: 7  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

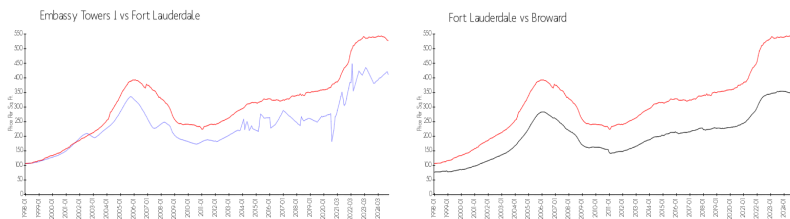
## Building Association Information

Embassy Towers Inc  
 2701 N Ocean Boulevard  
 Fort Lauderdale, FL 33308  
 (954) 566-1241

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PHC	1,200 sq ft	Jan 2025	\$644,000	\$537
12C	1,200 sq ft	Nov 2024	\$560,000	\$467
9E	1,200 sq ft	Nov 2024	\$525,000	\$438
15C	1,200 sq ft	Apr 2024	\$570,000	\$475
18a	1,200 sq ft	Apr 2024	\$646,500	\$539

## Market Information



Embassy Towers I: \$413/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Embassy Towers I: 7%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Embassy Towers I: 156 days



Fort Lauderdale  
Broward

89 days  
78 days