

Unit 314 - Venetian

314 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10460312
 Status: Active
 Size: 1,500 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking
 View:
 Rental Price: \$4,500
 List PPSF: \$3
 Valuated Price: \$934,000
 Valuated PPSF: \$623

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

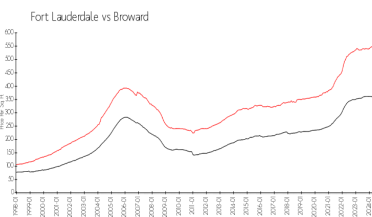
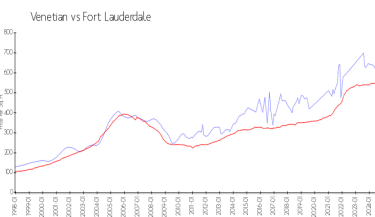
Number of units: 233
 Number of active listings for rent: 2
 Number of active listings for sale: 11
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

Building Association Information

Venetian Condominium Association
 1 Las Olas Circle Fort Lauderdale, 33316
 (954) 463-0071

<http://www.venetiancondo.com/venetiancondo/contact.html>

Market Information



Venetian:	\$628/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Venetian	5%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Venetian	120 days
Fort Lauderdale	86 days
Broward	74 days

