

# Unit 10C - Birch Crest

10C - 336 N Birch Rd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10463810
Status:	Active Under Contract
Size:	819 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
Rental Price:	\$2,500
List PPSF:	\$3
Valuated Price:	\$311,000
Valuated PPSF:	\$380

*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.*

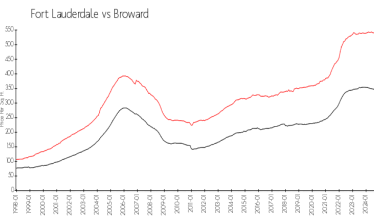
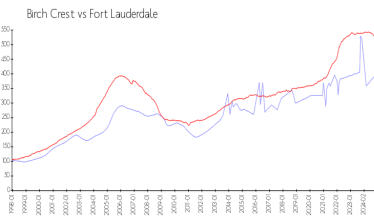
## Building Information

Number of units:	117
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

Birch Crest Apartments  
 336 N Birch Rd Ofc  
 Fort Lauderdale, FL 33304  
 (954) 463-2835

## Market Information



Birch Crest:	\$397/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Birch Crest	2%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Birch Crest	62 days
Fort Lauderdale	89 days
Broward	78 days

