

# Unit 803 - Nu River Landing

803 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10464289  
 Status: Active  
 Size: 1,246 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 Rental Price: \$3,300  
 List PPSF: \$3  
 Valuated Price: \$530,000  
 Valuated PPSF: \$425

*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.*

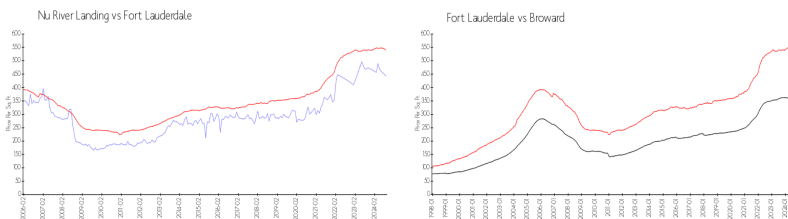
## Building Information

Number of units: 409  
 Number of active listings for rent: 22  
 Number of active listings for sale: 16  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Building Association Information

Nu River Landing Condominium  
 (954) 640-1199

## Market Information



Nu River Landing:	\$442/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Nu River Landing	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Nu River Landing	80 days
Fort Lauderdale	87 days
Broward	75 days

