

# Unit PH-I - Birch Crest

PH-I - 336 N Birch Rd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10464900  
 Status: Active  
 Size: 1,411 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 Rental Price: \$5,000  
 List PPSF: \$4  
 Valuated Price: \$852,000  
 Valuated PPSF: \$604

*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.*

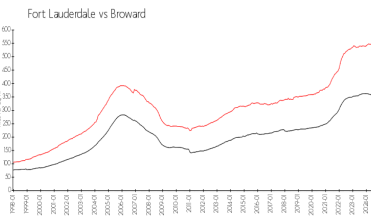
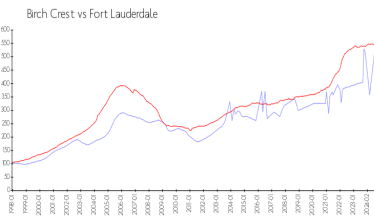
## Building Information

Number of units: 117  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 3  
 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: \$540/sq. ft.      Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Birch Crest: 1%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Birch Crest: 57 days  
 Fort Lauderdale: 86 days  
 Broward: 74 days

