

# Unit 11B - Embassy Towers II

11B - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10471952
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Deeded Parking, Guest Parking
View:	Intracoastal View
List Price:	\$560,000
List PPSF:	\$467
Valuated Price:	\$434,000
Valuated PPSF:	\$362

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:	14
Building inventory for sale:	13%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

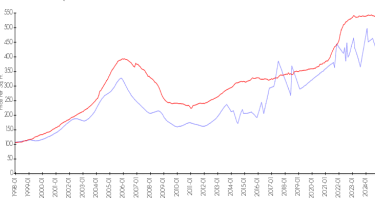
Embassy Tower II Association Inc  
 2715 N Ocean Boulevard  
 Fort Lauderdale, FL 33308  
 (954) 564-2166

## Recent Sales

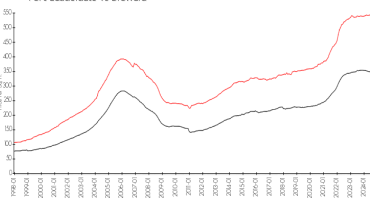
Unit #	Size	Closing Date	Sale Price	PPSF
16A	1,200 sq ft	Jan 2025	\$535,000	\$446
PH F	900 sq ft	Oct 2024	\$385,000	\$428
12C	1,200 sq ft	Jul 2024	\$595,000	\$496
11D	1,200 sq ft	Mar 2024	\$550,000	\$458
18d	1,200 sq ft	Feb 2024	\$650,000	\$542

## Market Information

Embassy Towers II vs Fort Lauderdale



Fort Lauderdale vs Broward



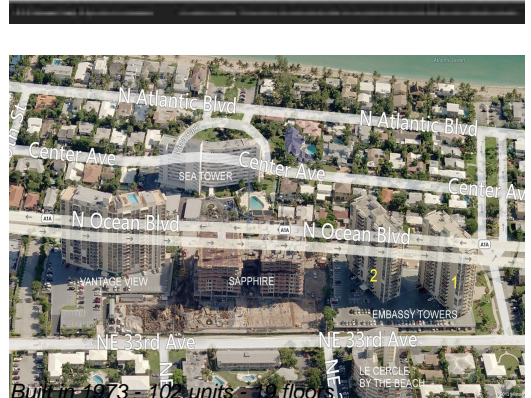
Embassy Towers II:	\$409/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Embassy Towers II	14%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Embassy Towers II	91 days
Fort Lauderdale	89 days



Broward

78 days