

# Unit 16E - Embassy Towers II

16E - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10472098  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Canal,Intracoastal View,Ocean View  
 List Price: \$624,900  
 List PPSF: \$521  
 Valuated Price: \$508,000  
 Valuated PPSF: \$423

*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: 15  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

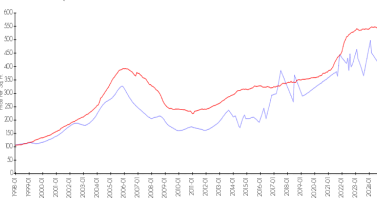
Embassy Tower II Association Inc  
 2715 N Ocean Boulevard  
 Fort Lauderdale, FL 33308  
 (954) 564-2166

## Recent Sales

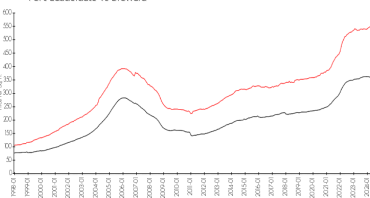
Unit #	Size	Closing Date	Sale Price	PPSF
PH F	900 sq ft	Oct 2024	\$385,000	\$428
12C	1,200 sq ft	Jul 2024	\$595,000	\$496
11D	1,200 sq ft	Mar 2024	\$550,000	\$458
18d	1,200 sq ft	Feb 2024	\$650,000	\$542

## Market Information

Embassy Towers II vs Fort Lauderdale



Fort Lauderdale vs Broward



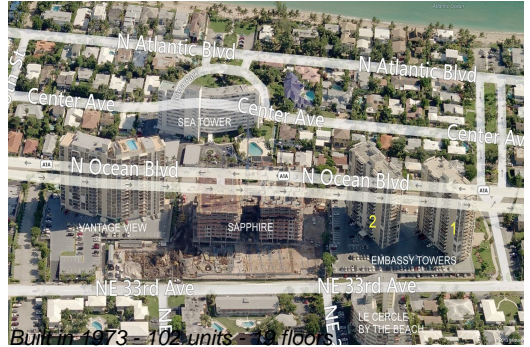
Embassy Towers II: \$414/sq. ft.      Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Embassy Towers II: 15%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Embassy Towers II: 86 days  
 Fort Lauderdale: 86 days



Built in 1973 - 102 units - 13 floors

Broward

74 days