

# Unit 1405 - Las Olas Grand

1405 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10472183
Status:	Active
Size:	1,630 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
Rental Price:	\$6,500
List PPSF:	\$4
Valuated Price:	\$1,041,000
Valuated PPSF:	\$639

*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.*

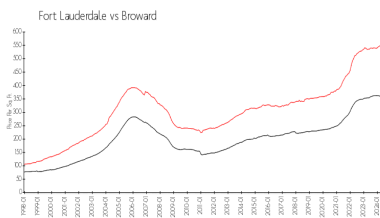
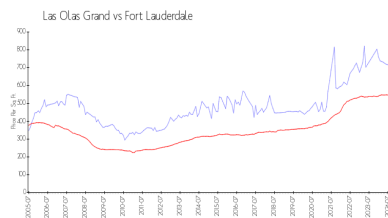
## Building Information

Number of units:	212
Number of active listings for rent:	3
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

Las Olas Grand Condominium  
(954) 465-2560

## Market Information



Las Olas Grand:	\$709/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Las Olas Grand	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Las Olas Grand	60 days
Fort Lauderdale	86 days
Broward	74 days

