

Unit 704 - Foundry Lofts

704 - 411 NW 1 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10496491
 Status: Active
 Size: 1,363 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$744,000
 List PPSF: \$546
 Valuated Price: \$565,000
 Valuated PPSF: \$415

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.

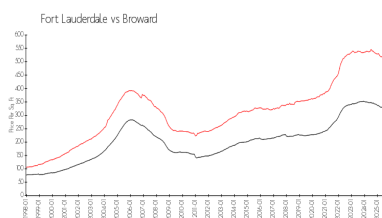
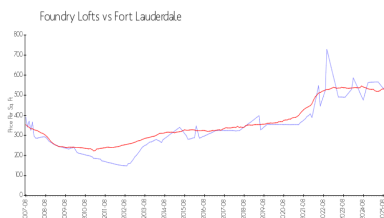
Building Information

Number of units: 36
 Number of active listings for rent: 1
 Number of active listings for sale: 4
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	1,052 sq ft	Oct 2025	\$550,000	\$523
602	1,521 sq ft	May 2025	\$850,000	\$559

Market Information



Foundry Lofts:	\$489/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Foundry Lofts	11%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Foundry Lofts	159 days
Fort Lauderdale	100 days
Broward	88 days



Built in 2008 - 36 units - 7 floors