

# Unit 529 E Sheridan St # 108 - Sheridan Beach Club 3 (509 519 529)

529 E Sheridan St # 108 - 509 E Sheridan St, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number:	F10499107
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$314,900
List PPSF:	\$274
Valuated Price:	\$298,000
Valuated PPSF:	\$256

*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:	87
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

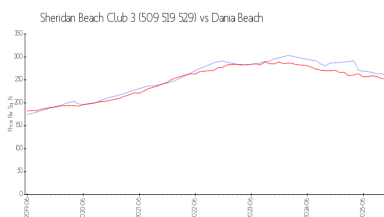
Sheridan Beach Club  
Address: 700 SE 9th St,  
Dania Beach, FL 33004  
Phone: +1 901-486-3404

<https://>

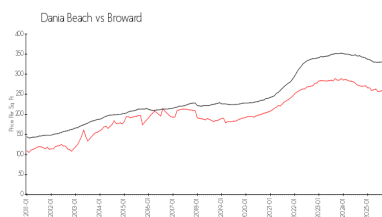
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2011	1,078 sq ft	Dec 2025	\$278,000	\$258
3052	1,162 sq ft	Sep 2025	\$279,000	\$240
106	1,138 sq ft	Sep 2025	\$265,000	\$233
306	1,150 sq ft	May 2025	\$310,000	\$270
304	1,150 sq ft	Mar 2025	\$357,000	\$310

## Market Information



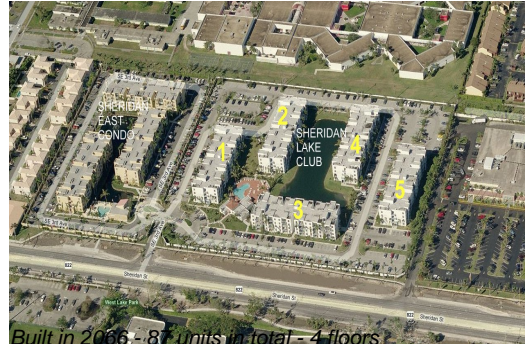
Sheridan Beach Club 3 (509 519 529): \$261/sq. ft.  
Dania Beach: \$251/sq. ft.



Dania Beach: \$251/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Sheridan Beach Club 3 (509 519 529)	2%
Dania Beach	3%



Broward 4%

**Avg. Time to Close Over Last 12 Months**

Sheridan Beach Club 3 (509 519 529)	100 days
Dania Beach	87 days
Broward	87 days