

Unit 11D - Embassy Towers I

11D - 2701 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10517963
Status:	Active
Size:	1,250 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$649,900
List PPSF:	\$520
Valuated Price:	\$504,000
Valuated PPSF:	\$420

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

Building Association Information

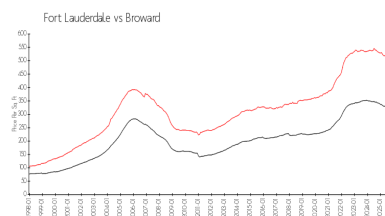
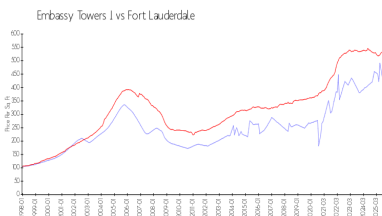
Embassy Towers Inc
2701 N Ocean Boulevard
Fort Lauderdale, FL 33308
(954) 566-1241

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9A	1,208 sq ft	Nov 2025	\$530,000	\$439
18A	1,200 sq ft	Oct 2025	\$660,000	\$550
17E	1,200 sq ft	Jun 2025	\$675,000	\$563
5c	1,200 sq ft	May 2025	\$430,000	\$358
17B	1,200 sq ft	Apr 2025	\$515,000	\$429

Market Information



Embassy Towers I:	\$375/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Embassy Towers I	6%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Embassy Towers I	176 days
Fort Lauderdale	101 days
Broward	88 days