

# Unit 707 - Marine Tower

707 - 2500 E Las Olas Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | F10529949             |
| Status:         | Active                |
| Size:           | 1,230 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           |                       |
| List Price:     | \$499,999             |
| List PPSF:      | \$407                 |
| Valuated Price: | \$359,000             |
| Valuated PPSF:  | \$292                 |

*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:                         | 152 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 5%  |
| 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:  | 0   |

## Building Association Information

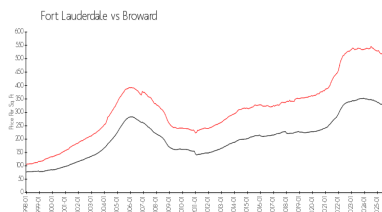
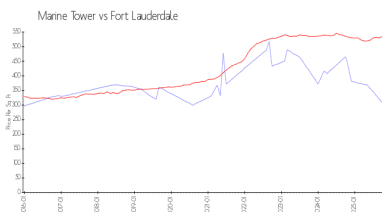
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2500 E Las Olas Blvd  
Fort Lauderdale, Florida 33301  
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+1 954-463-0333

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| PH5    | 870 sq ft   | Sep 2025     | \$470,000  | \$540 |
| 1704   | 1,230 sq ft | Jul 2025     | \$500,000  | \$407 |
| 1906   | 1,896 sq ft | May 2025     | \$705,000  | \$372 |
| 1508   | 1,706 sq ft | Feb 2025     | \$620,000  | \$363 |

## Market Information

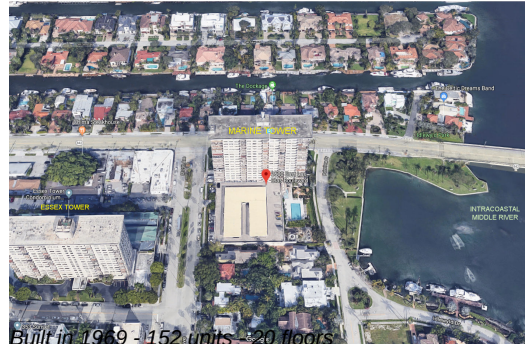


|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Marine Tower:    | \$297/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Marine Tower    | 6% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Marine Tower  
Fort Lauderdale  
Broward

84 days  
100 days  
88 days