

# Unit 1116 - Atlantic

1116 - 601 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | F10537642     |
| Status:         | Active        |
| Size:           | 465 Sq ft.    |
| Bedrooms:       | 1             |
| Full Bathrooms: | 1             |
| Half Bathrooms: | 0             |
| Parking Spaces: | Valet Parking |
| View:           |               |
| List Price:     | \$475,000     |
| List PPSF:      | \$1,022       |
| Valuated Price: | \$232,000     |
| Valuated PPSF:  | \$499         |

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:                         | 124 |
| Number of active listings for rent:      | 1   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 12% |
| Number of sales over the last 12 months: | 2   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

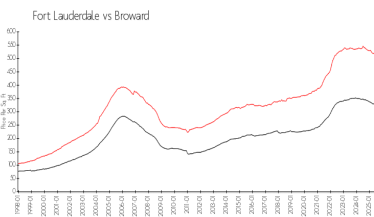
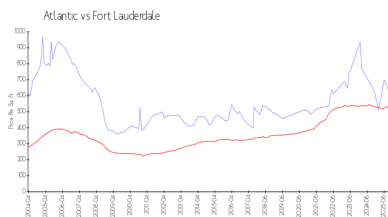
The Atlantic Condominium Association  
(954)630-1999

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1106   | 600 sq ft   | Jun 2025     | \$475,000   | \$792 |
| 1502   | 2,450 sq ft | Feb 2025     | \$1,875,000 | \$765 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Atlantic:        | \$594/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                 |     |
|-----------------|-----|
| Atlantic        | 12% |
| Fort Lauderdale | 4%  |
| Broward         | 4%  |

## Avg. Time to Close Over Last 12 Months

|                 |          |
|-----------------|----------|
| Atlantic        | 93 days  |
| Fort Lauderdale | 100 days |
| Broward         | 88 days  |

