

# Unit 18E - Embassy Towers II

18E - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10543981
Status:	Active Under Contract
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered
View:	Ocean,Intracoastal
List Price:	\$559,900
List PPSF:	\$467
Valuated Price:	\$479,000
Valuated PPSF:	\$399

*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:	5
Building inventory for sale:	4%
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:	1

## Building Association Information

Embassy Tower II Association Inc  
 2715 N Ocean Boulevard  
 Fort Lauderdale, FL 33308  
 (954) 564-2166

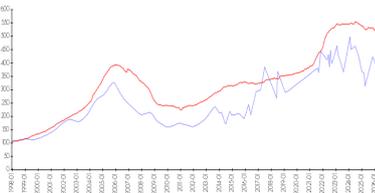
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## Recent Sales

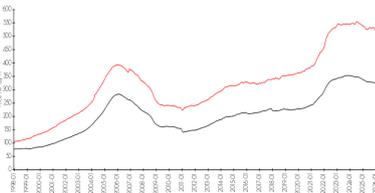
Unit #	Size	Closing Date	Sale Price	PPSF
4E	1,200 sq ft	Mar 2026	\$375,000	\$313
9C	1,200 sq ft	Nov 2025	\$527,500	\$440
9C	1,200 sq ft	Oct 2025	\$527,500	\$440
7C	1,200 sq ft	Aug 2025	\$575,000	\$479
7C	1,200 sq ft	Aug 2025	\$575,000	\$479

## Market Information

Embassy Towers II vs Fort Lauderdale



Fort Lauderdale vs Broward



Embassy Towers II:	\$383/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale

Embassy Towers II	5%
Fort Lauderdale	7%
Broward	6%

## Avg. Time to Close Over Last 12 Months



Built in 1973 - 102 units - 18 floors

Embassy Towers II  
Fort Lauderdale  
Broward

79 days  
103 days  
89 days