

# Unit 404C - Avenue Lofts III

404C - 445 N Andrews Av, Fort Lauderdale, FL, Broward 33301

## Unit Information

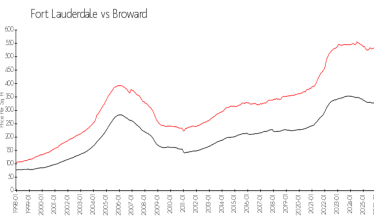
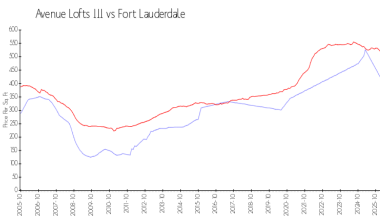
MLS Number: F10545189  
 Status: Active  
 Size: 1,863 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Attached,Attached Garage,Garage,Garage  
 Door Opener,Guest,On Street  
 View: Other  
 List Price: \$849,000  
 List PPSF: \$456  
 Valuated Price: \$802,000  
 Valuated PPSF: \$430

*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: 12  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 33%  
 Number of sales over the last 12 months: 0  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Market Information



Avenue Lofts III:	\$404/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$304/sq. ft.

## Inventory for Sale

Avenue Lofts III: 33%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Avenue Lofts III: 108 days  
 Fort Lauderdale: 103 days  
 Broward: 89 days

