

# Unit 4C - Embassy Towers I

4C - 2701 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10548630  
 Status: Pending  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Attached, Attached  
 Garage, Deeded, Garage, Guest  
 Ocean, Intracoastal, Pool  
 View:  
 List Price: \$350,000  
 List PPSF: \$292  
 Valuated Price: \$400,000  
 Valuated PPSF: \$333

*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: 11  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Building Association Information

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

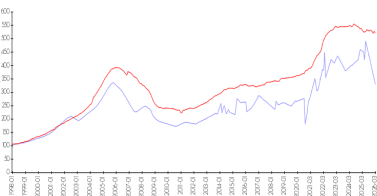
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## Recent Sales

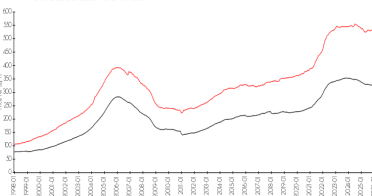
Unit #	Size	Closing Date	Sale Price	PPSF
6F	900 sq ft	Dec 2025	\$230,000	\$256
9A	1,208 sq ft	Nov 2025	\$530,000	\$439
9A	1,208 sq ft	Oct 2025	\$530,000	\$439
18A	1,200 sq ft	Oct 2025	\$660,000	\$550
17E	1,200 sq ft	Jun 2025	\$675,000	\$563

## Market Information

Embassy Towers I vs Fort Lauderdale



Fort Lauderdale vs Broward

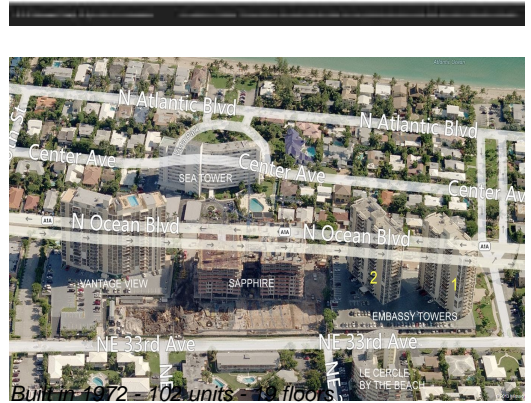


Embassy Towers I: \$331/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.

Fort Lauderdale: \$522/sq. ft.  
 Broward: \$304/sq. ft.

## Inventory for Sale

Embassy Towers I: 11%  
 Fort Lauderdale: 7%  
 Broward: 6%



## **Avg. Time to Close Over Last 12 Months**

Embassy Towers I	184 days
Fort Lauderdale	103 days
Broward	89 days