



Price: \$275,000

MLS Number: F10536639

Condo / Town Home

533 NE 3rd Ave Unit 243, Fort Lauderdale, Florida 33301 USA

Beds: 2

Baths: 2

Taxes: \$4,389

Living Area: 1,129

Unit: 243

HOA Fees: \$820

Year Built: 2005

Community: Sole

Subdivision: Sole

ABOUT THIS PROPERTY

Extremely motivated seller – bring all offers. Spacious 2 bed/2 bath in the heart of Flagler Village. Seller wants a quick sale. Investor-friendly building allows IMMEDIATE rental. This split floor plan condo features an open kitchen with pantry, washer/dryer in unit, two walk-in closets, and two linen closets. Primary bedroom includes an en-suite bath with separate tub and shower. Resort-style amenities include heated pool, spa, gym, sundeck, clubhouse, business center, BBQ area, and 24-hour security. Secure garage parking, pet-friendly, and no association approval required for buyers. Maintenance went down \$40/month in 2026 and includes water, cable, and internet. Park and playground across the street. Minutes to Las Olas, Brightline, beaches, dining, nightlife, and highways.

FEATURES

Community:	Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s)
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Breakfast Bar, Pantry, Ceiling Fan(s)
Rooms:	Living/dining Room Combination, Breakfast Area
Scenery:	Garden View

PROPERTY
LOCATION



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