

**Price: \$319,000****MLS Number: A11758627****Condo / Town Home****520 SE 5th Ave Unit 2307, Fort Lauderdale, Florida 33301 USA****Beds: 1****Baths: 1****Living Area: 816****Unit: 2307****HOA Fees: \$938****Waterfront: YES****Year Built: 2001****Community: LAS OLAS BY THE RIVER CON****Subdivision: LAS OLAS BY THE RIVER CON**

## ABOUT THIS PROPERTY

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Live in the famous Las Olas, in a gorgeous highly secured building. Management on site. Great amenities: gym, pool, jacuzzi, library, vending machines, yoga studio, billiard room all under 1 roof. Located in the heart of it all. Walk along the River with bike and jogging trails. Watch the yachts go by. Take circuit golf carts to beach, famous Las Olas with great dining, shopping and arts and to transportation. Pickleball, food shopping all in walking distance. Close to airport. Now this is convince and this is living. Can rent right away 2x a year minimum of 180 days. We live next to the biggest dog park in Ft. Lauderdale which that will attract dog lovers ?? Tenant in place starting July 1 for 1 year. Great for investor. 1 year lease in place Pest Control Services DIY Car Wash Station Front Entry Call Box After Hour Lock Out Services Dry Cleaning Services Unit Evaluation Management provides complimentary services to evaluate issues within your unit, such as plumbing, A/C checks, and more, at no cost. Patio Cleaning Service Available Portable A/C Rental Management offers portable A/C rentals for three days at no charge. If interested, please email [manager@lobtrcondo.com](mailto:manager@lobtrcondo.com). Car-Battery Jump starter or Air compressor We are pleased to offer the use of a car battery jump starter and air compressor.

# PROPERTY LOCATION

Image



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