



A12008225 SEFMLS© 2026



**Price: \$285,000**

**MLS Number: A12008225**

**Condo / Town Home**

**520 SE 5th Ave Unit 3305, Fort Lauderdale, Florida 33301 USA**

**Beds: 1**

**Baths: 1**

**Living Area: 808**

**Unit: 3305**

**HOA Fees: \$831**

**Year Built: 2001**

**Community: LAS OLAS BY THE RIVER CON**

**Subdivision: LAS OLAS BY THE RIVER CON**

**Elementary School: Croissant Park**

**Junior High: New River**

## ABOUT THIS PROPERTY

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Prime downtown Fort Lauderdale location just steps from Las Olas Boulevard and the New River, with walkable access to dining and shopping. Features include a bright open layout, modern kitchen with stainless steel appliances, in-unit washer and dryer, private balcony, and a walk-in closet. Community amenities include a fully equipped fitness center, clubroom, controlled access, and reserved plus guest parking. Pet-friendly community. Ideal for professionals and young families.

# PROPERTY LOCATION

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Image



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