



A11640399 © Miami MLS® 2024

**\$255,000**

## **2400 9TH, FORT LAUDERDALE, FL, BROWARD COUNTY, 33304**

<http://avivaestate.com>

EXCELLENT OPPORTUNITY!!! unit is rented until august 1 2025.  
2bed/1bath. kitchen fully remodeled New appliances. Washer and dryer inside unit. Walking distance from the beach, across the street from Galleria Mall, restaurants and parks. Heated pool. Bayview elementary. PETS with emotional support certificate or service dogs. IMPACT WINDOWS and DOORS.

- 2 beds
- 1 bath
- Residential
- Stock Cooperative
- Active



### **Building Details**



**Room Master Bathroom**  
**Features:** At Least 1 Bedroom Ground Level, Primary Bath Tub

**Parking Features:** Assigned, Guest

**Pets Allowed:** No, Restrictions Or Possible Restrictions

**Security Features:** Phone Entry, Intercom In Lobby, Lobby Secured

**Subdivision Name:**  
ocean sunrise

**Stories Total: 6**

**Entry Level: 2**

**Flooring:** Parquet, Tile, Vinyl

**Garage Spaces: 1**

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11640399>

**View:** Pool Area View

**Building Type:** Co-Op 5+ Stories, Co-Op

## Amenities & Features

**Architectural Style:** High Rise

**Heating:** None

### DoorFeatures: High Impact Doors

**Cooling:** Ceiling Fan(s), Wall/Window Unit(s)

