

# Unit 4609 - Beach Club 2

4609 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11343296
Status:	Pending
Size:	844 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	
View:	Intracoastal View,Ocean View
Rental Price:	\$3,700
List PPSF:	\$4
Valuated Price:	\$735,000
Valuated PPSF:	\$871

*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.*

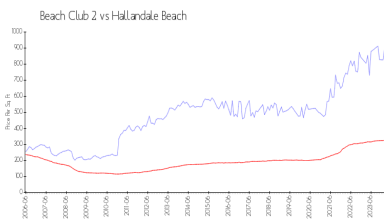
## Building Information

Number of units:	483
Number of active listings for rent:	125
Number of active listings for sale:	23
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

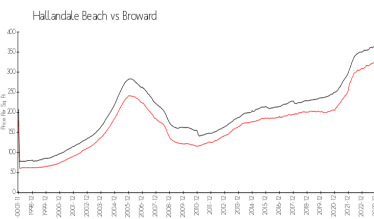
## Building Association Information

Beach Club 2 Condominium association  
(954) 457-4622

## Market Information



Beach Club 2: \$839/sq. ft.  
Hallandale Beach: \$326/sq. ft.



Hallandale Beach: \$326/sq. ft.  
Broward: \$348/sq. ft.

## Inventory for Sale

Beach Club 2	5%
Hallandale Beach	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Beach Club 2	108 days
Hallandale Beach	75 days
Broward	67 days

