

# Unit 4507 - Beach Club 2

4507 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11506822
Status:	Active
Size:	871 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Valet Parking
View:	Intracoastal View
Rental Price:	\$4,500
List PPSF:	\$5
Valuated Price:	\$715,000
Valuated PPSF:	\$821

*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:	7
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	76 days
Broward	67 days

