

# Unit 4110 - Beach Club 1

4110 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11510103  
 Status: Active  
 Size: 1,782 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Canal, Intracoastal View, Ocean View, Pool Area View  
 Rental Price: \$6,400  
 List PPSF: \$4  
 Valuated Price: \$1,356,000  
 Valuated PPSF: \$761

*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

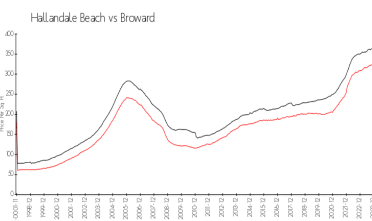
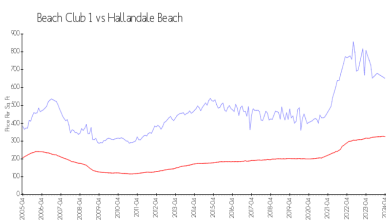
Number of units: 385  
 Number of active listings for rent: 29  
 Number of active listings for sale: 18  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 8

## Building Association Information

Beach Club Master Association  
 (954) 883-3300

[http://www.atlanticandpacific.net/beachclub/sub\\_category\\_list.asp?category=5&title=Content](http://www.atlanticandpacific.net/beachclub/sub_category_list.asp?category=5&title=Content)

## Market Information



Beach Club 1: \$651/sq. ft.  
 Hallandale Beach: \$326/sq. ft.  
 Hallandale Beach: \$326/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Beach Club 1: 5%  
 Hallandale Beach: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Beach Club 1: 52 days  
 Hallandale Beach: 76 days  
 Broward: 67 days

