# Unit 3204 - Beach Club 2

3204 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

#### **Unit Information**

MLS Number: Status:	A11553350 Active
Size:	1,675 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Spaces, Assigned Parking, Valet Parking
View:	Intracoastal View, Ocean View
Rental Price:	\$10,000
List PPSF:	\$6
Valuated Price:	\$1,390,000
Valuated PPSF:	\$830

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.

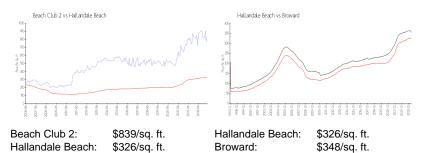
## **Building Information**

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**



## **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





Built in 2006 - 483 units - 51 floors