

# Unit 3706 - Beach Club 1

3706 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11561103  
 Status: Active  
 Size: 1,086 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Covered Parking, Guest Parking, Valet Parking  
 View:  
 Rental Price: \$4,500  
 List PPSF: \$4  
 Valuated Price: \$656,000  
 Valuated PPSF: \$604

*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

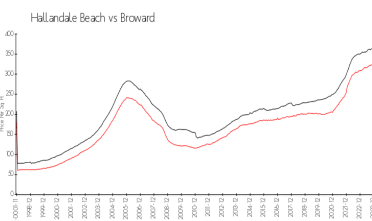
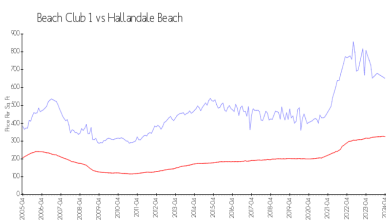
Number of units: 385  
 Number of active listings for rent: 29  
 Number of active listings for sale: 18  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 8

## 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

