

# Unit 409 - Beach Club 3

409 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11577121
Status:	Cancelled
Size:	1,086 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
Rental Price:	\$3,300
List PPSF:	\$3
Valuated Price:	\$507,000
Valuated PPSF:	\$467

*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.*

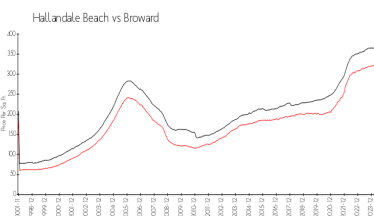
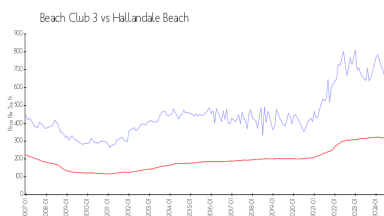
## Building Information

Number of units:	389
Number of active listings for rent:	42
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

Beach Club 3 Condominium association  
(954) 457-8587

## Market Information



Beach Club 3:	\$680/sq. ft.	Hallandale Beach:	\$315/sq. ft.
Hallandale Beach:	\$315/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Beach Club 3	68 days
Hallandale Beach	77 days
Broward	72 days

