

# Unit 4004 - Beach Club 2

4004 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11593981
Status:	Active
Size:	1,675 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	Ocean View
Rental Price:	\$6,000
List PPSF:	\$4
Valuated Price:	\$1,541,000
Valuated PPSF:	\$920

*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.*

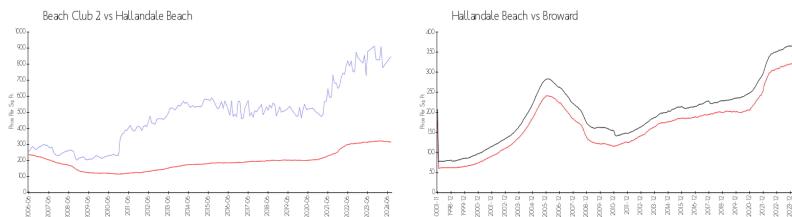
## Building Information

Number of units:	483
Number of active listings for rent:	125
Number of active listings for sale:	25
Building inventory for sale:	5%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Building Association Information

Beach Club 2 Condominium association  
(954) 457-4622

## Market Information



Beach Club 2:	\$858/sq. ft.	Hallandale Beach:	\$315/sq. ft.
Hallandale Beach:	\$315/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Beach Club 2	5%
Hallandale Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Beach Club 2	91 days
Hallandale Beach	77 days
Broward	72 days

