

# Unit 3506 - Beach Club 2

3506 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11609091  
 Status: Active  
 Size: 1,458 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Intracoastal View,Ocean View,Direct Ocean,Water View  
 Rental Price: \$7,000  
 List PPSF: \$5  
 Valued Price: \$1,212,000  
 Valued PPSF: \$831

*The above valued price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

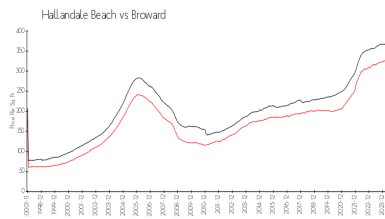
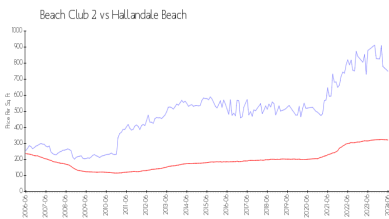
## Building Information

Number of units: 483  
 Number of active listings for rent: 125  
 Number of active listings for sale: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

## Building Association Information

Beach Club 2 Condominium association  
 (954) 457-4622

## Market Information



Beach Club 2: \$749/sq. ft.  
 Hallandale Beach: \$321/sq. ft.  
 Hallandale Beach: \$321/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Beach Club 2 104 days  
 Hallandale Beach 74 days  
 Broward 70 days

