

# Unit 1412 - Beach Club 2

1412 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11641308
Status:	Pending
Size:	844 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	Ocean View,Pool Area View
Rental Price:	\$3,200
List PPSF:	\$4
Valuated Price:	\$554,000
Valuated PPSF:	\$656

*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.*

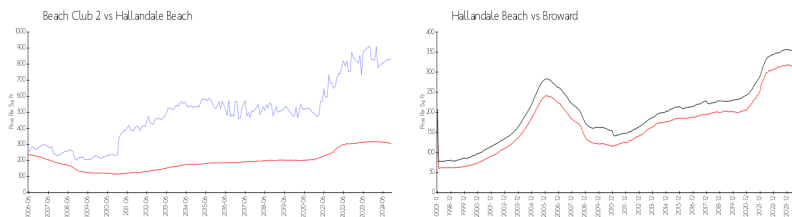
## Building Information

Number of units:	483
Number of active listings for rent:	125
Number of active listings for sale:	33
Building inventory for sale:	6%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
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:	\$829/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Beach Club 2	7%
Hallandale Beach	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Beach Club 2	94 days
Hallandale Beach	83 days
Broward	77 days

