

# 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.*

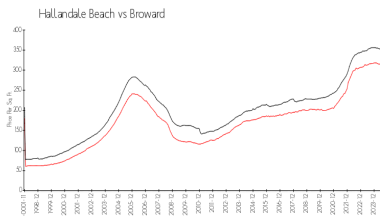
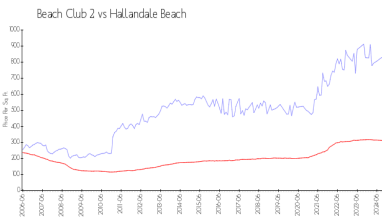
## Building Information

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

