

# Unit 3308 - Beach Club 2

3308 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                                         |
|-----------------|-----------------------------------------|
| MLS Number:     | A11875355                               |
| Status:         | Active                                  |
| Size:           | 1,458 Sq ft.                            |
| Bedrooms:       | 2                                       |
| Full Bathrooms: | 2                                       |
| Half Bathrooms: | 0                                       |
| Parking Spaces: | 2 Spaces,Assigned Parking,Valet Parking |
| View:           | Ocean View,Direct Ocean                 |
| Rental Price:   | \$7,500                                 |
| List PPSF:      | \$5                                     |
| Valuated Price: | \$1,106,000                             |
| Valuated PPSF:  | \$759                                   |

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

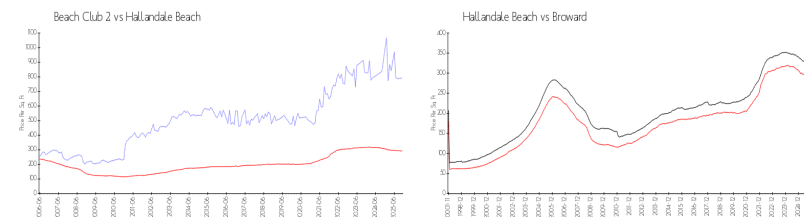
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 483 |
| Number of active listings for rent:      | 125 |
| Number of active listings for sale:      | 36  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 14  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Beach Club 2 Condominium association  
(954) 457-4622

<https://>

## Market Information



|                   |               |                   |               |
|-------------------|---------------|-------------------|---------------|
| Beach Club 2:     | \$793/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach: | \$293/sq. ft. | Broward:          | \$311/sq. ft. |

## Inventory for Sale

|                  |    |
|------------------|----|
| Beach Club 2     | 7% |
| Hallandale Beach | 5% |
| Broward          | 4% |

## Avg. Time to Close Over Last 12 Months

|                  |          |
|------------------|----------|
| Beach Club 2     | 205 days |
| Hallandale Beach | 102 days |
| Broward          | 88 days  |

