

# Unit 3109 - Beach Club 3

3109 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11913282
Status:	Active
Size:	1,086 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Bay, Canal, Intracoastal View
Rental Price:	\$4,600
List PPSF:	\$4
Valuated Price:	\$656,000
Valuated PPSF:	\$604

*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

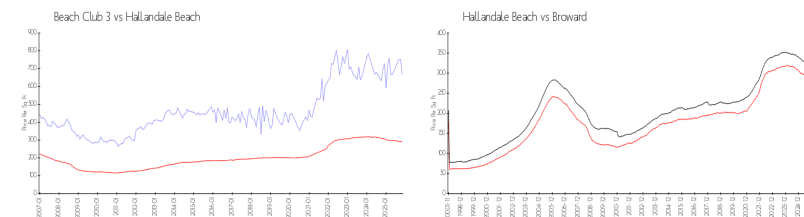
Number of units:	389
Number of active listings for rent:	42
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

## Building Association Information

Beach Club 3 Condominium association  
(954) 457-8587

<https://>

## Market Information



Beach Club 3:	\$672/sq. ft.	Hallandale Beach:	\$293/sq. ft.
Hallandale Beach:	\$293/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Beach Club 3	5%
Hallandale Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Beach Club 3	126 days
Hallandale Beach	102 days
Broward	88 days



Built in 2007 - 389 units - 44 floors