

# Unit 3502 - Beach Club 2

3502 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10466321  
 Status: Active  
 Size: 2,065 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking

View:  
 Rental Price: \$12,000  
 List PPSF: \$6  
 Valuated Price: \$1,975,000  
 Valuated PPSF: \$956

*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.*

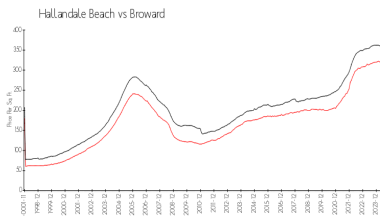
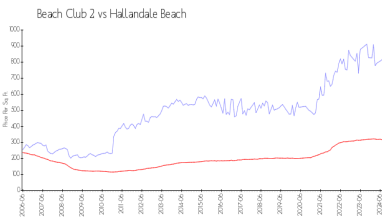
## Building Information

Number of units: 483  
 Number of active listings for rent: 125  
 Number of active listings for sale: 32  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

Beach Club 2 Condominium association  
 (954) 457-4622

## Market Information



Beach Club 2: \$829/sq. ft.      Hallandale Beach: \$315/sq. ft.  
 Hallandale Beach: \$315/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Beach Club 2: 7%  
 Hallandale Beach: 6%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Beach Club 2: 90 days  
 Hallandale Beach: 80 days  
 Broward: 75 days

