

# Unit 304 - Ocean Beach Club 2

304 - 3510 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32176

## Unit Information

MLS Number:	FC257753
Status:	ACTIVE
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Other
View:	
Rental Price:	\$2,700
List PPSF:	\$2
Valuated Price:	\$326,000
Valuated PPSF:	\$294

*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

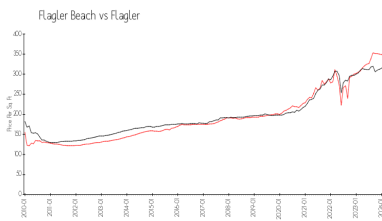
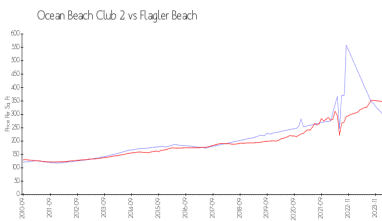
Number of units:	42
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	4%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

Ocean Beach Club II  
 3510 South Oceanshore Blvd.  
 Flagler Beach, FL 32136  
 Phone: Northshore Management Group  
 1-386-677-3109

<http://www.oceanbeachclubtwo.com/>

## Market Information



Ocean Beach Club 2: \$292/sq. ft.  
 Flagler Beach: \$347/sq. ft.

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 Flagler: \$347/sq. ft.

## Inventory for Sale

Ocean Beach Club 2	5%
Flagler Beach	4%
Flagler	4%

## Avg. Time to Close Over Last 12 Months

Ocean Beach Club 2	74 days
Flagler Beach	81 days
Flagler	64 days

