

# Unit 109 - Ocean Beach Club 2

109 - 3510 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32176

## Unit Information

MLS Number:	FC291307
Status:	ACTIVE
Size:	1,107 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Ground Level, Reserved
View:	Pool, Water
Rental Price:	\$2,700
List PPSF:	\$2
Valuated Price:	\$311,000
Valuated PPSF:	\$281

*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

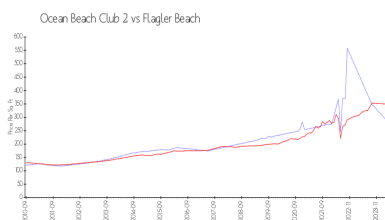
Number of units:	42
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	4%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

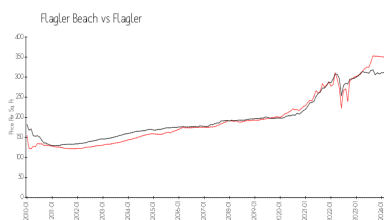
Ocean Beach Club II  
3510 South Oceanshore Blvd.  
Flagler Beach, FL 32136  
Phone: Northshore Management Group  
1-386-677-3109

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

## Market Information



Ocean Beach Club 2: \$284/sq. ft.  
Flagler Beach: \$349/sq. ft.



Flagler Beach: \$349/sq. ft.  
Flagler: \$346/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	82 days
Flagler	67 days

