

# Unit 1004 - Marina Grande

1004 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10870735  
 Status: Active  
 Size: 1,821 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Garage - Building, Vehicle Restrictions  
 View: Bay, Clubhouse, Intracoastal, Ocean  
 List Price: \$1,000,000  
 List PPSF: \$549  
 Valuated Price: \$707,000  
 Valuated PPSF: \$382

*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: 349  
 Number of active listings for rent: 28  
 Number of active listings for sale: 13  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

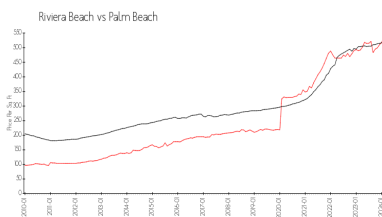
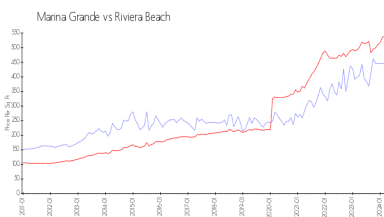
## Building Association Information

Marina Grande  
 2650 Lake Shore Drive # 106  
 Riviera Beach, FL33404  
 (561) 842-1699

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2305	1,848 sq ft	Mar 2024	\$699,000	\$378
1703	1,692 sq ft	Mar 2024	\$735,000	\$434
1506	2,287 sq ft	Mar 2024	\$975,000	\$426
2405	1,848 sq ft	Nov 2023	\$657,000	\$356
207	2,350 sq ft	Nov 2023	\$910,000	\$387
2104	2,120 sq ft	Nov 2023	\$840,000	\$396

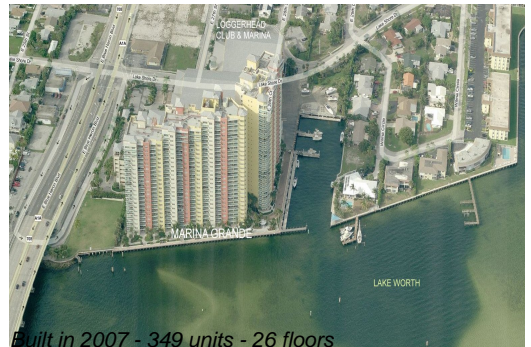
## Market Information



Marina Grande: \$429/sq. ft.  
 Riviera Beach: \$540/sq. ft.  
 Riviera Beach: \$540/sq. ft.  
 Palm Beach: \$453/sq. ft.

## Inventory for Sale

Marina Grande 4%  
 Riviera Beach 4%  
 Palm Beach 3%



Built in 2007 - 349 units - 26 floors

**Avg. Time to Close Over Last 12 Months**

Marina Grande	80 days
Riviera Beach	78 days
Palm Beach	56 days