

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:	\$561,000
Valuated PPSF:	\$303

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:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

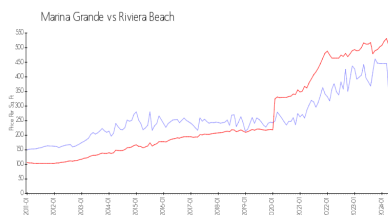
Building Association Information

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

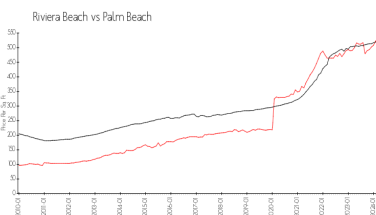
Recent Sales

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



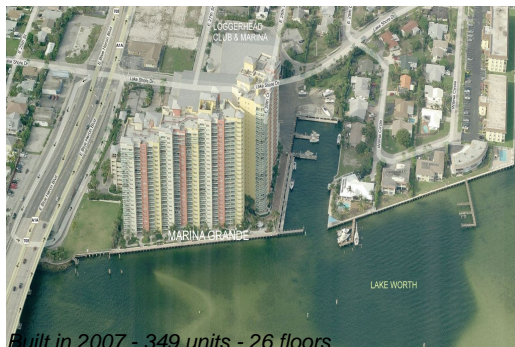
Marina Grande: \$340/sq. ft.
Riviera Beach: \$507/sq. ft.



Riviera Beach: \$507/sq. ft.
Palm Beach: \$467/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Marina Grande	85 days
Riviera Beach	81 days
Palm Beach	56 days