

# Unit 1704 - Marina Grande

1704 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10930600  
 Status: Active  
 Size: 2,110 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Garage - Attached, Guest, Valet Parking Avbl  
 View: Intracoastal, Ocean  
 Rental Price: \$5,200  
 List PPSF: \$2  
 Valuated Price: \$601,000  
 Valuated PPSF: \$325

*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.*

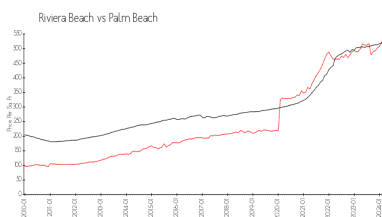
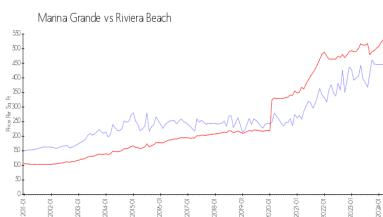
## Building Information

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

## 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

