

# Unit 2106 - Marina Grande

2106 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number:	RX-10971312
Status:	Active
Size:	2,594 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Deeded, Garage - Building, Guest
View:	City, Intracoastal, Marina, Ocean, Tennis
List Price:	\$1,190,000
List PPSF:	\$459
Valuated Price:	\$807,000
Valuated PPSF:	\$406

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:	17
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

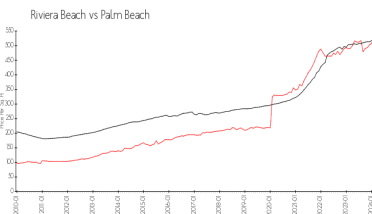
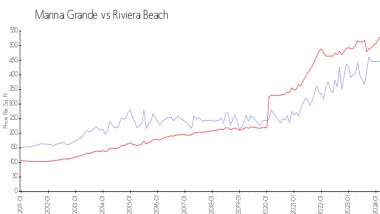
## Building Association Information

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

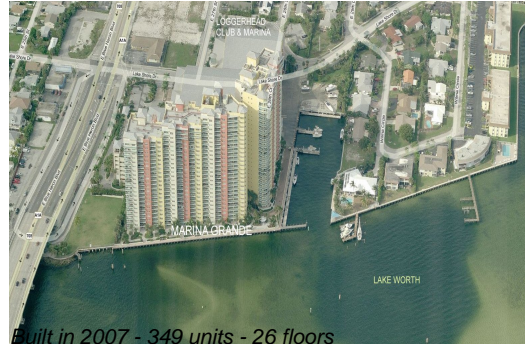
## Market Information



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