

Unit 2103 - Marina Grande

2103 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

Unit Information

| | |
|-----------------|--------------------|
| MLS Number: | RX-10975632 |
| Status: | Active |
| Size: | 1,917 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2+ Spaces |
| View: | Intracoastal,Ocean |
| List Price: | \$1,190,000 |
| List PPSF: | \$621 |
| Valuated Price: | \$722,000 |
| Valuated PPSF: | \$431 |

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: | 10 |
| Building inventory for sale: | 2% |
| 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: | 5 |

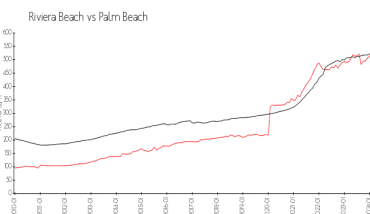
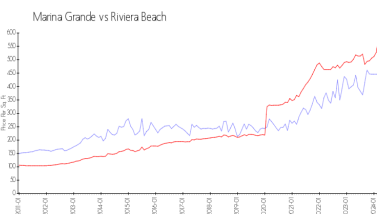
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 515 | 1,701 sq ft | May 2024 | \$705,000 | \$414 |
| 1209 | 1,951 sq ft | May 2024 | \$720,000 | \$369 |
| 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 |

Market Information

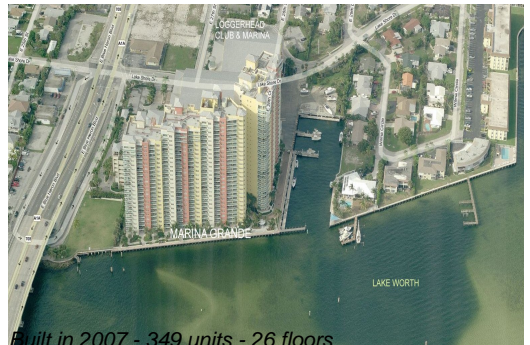
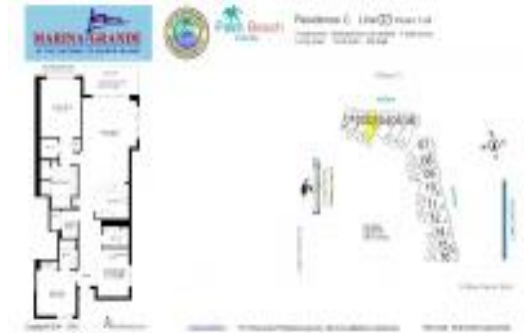


Marina Grande: \$435/sq. ft.
Riviera Beach: \$564/sq. ft.

Riviera Beach: \$564/sq. ft.
Palm Beach: \$475/sq. ft.

Inventory for Sale

| | |
|---------------|----|
| Marina Grande | 3% |
| Riviera Beach | 3% |
| Palm Beach | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Marina Grande | 85 days |
| Riviera Beach | 79 days |
| Palm Beach | 56 days |