

Unit 2203 - Marina Grande

2203 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

Unit Information

MLS Number: RX-10991547
 Status: Active
 Size: 1,917 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions
 View: Intracoastal,Ocean
 List Price: \$795,000
 List PPSF: \$415
 Valuated Price: \$703,000
 Valuated PPSF: \$420

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: 16
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

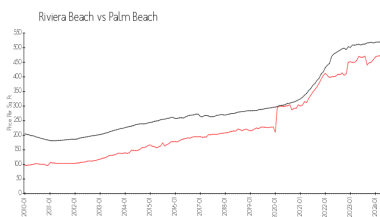
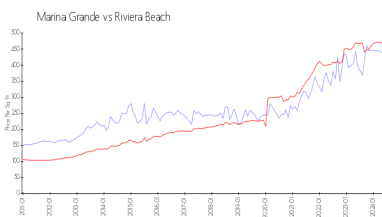
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2110	1,890 sq ft	May 2024	\$710,000	\$376
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

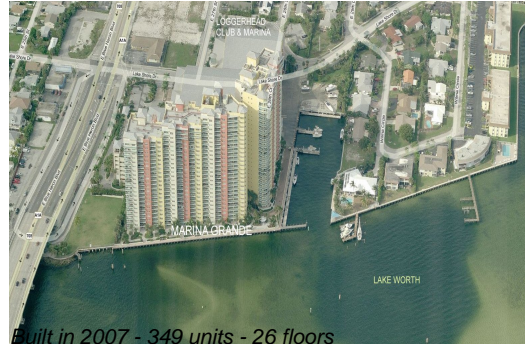
Market Information



Marina Grande: \$419/sq. ft.
 Riviera Beach: \$466/sq. ft.
 Riviera Beach: \$466/sq. ft.
 Palm Beach: \$474/sq. ft.

Inventory for Sale

Marina Grande 5%
 Riviera Beach 3%
 Palm Beach 3%



Avg. Time to Close Over Last 12 Months

Marina Grande	90 days
Riviera Beach	69 days
Palm Beach	58 days