

# Unit 301 - Marina Grande

301 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-11012048  
 Status: Active  
 Size: 1,924 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Building  
 View:  
 List Price: \$659,800  
 List PPSF: \$343  
 Valuated Price: \$563,000  
 Valuated PPSF: \$353

*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: 22  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

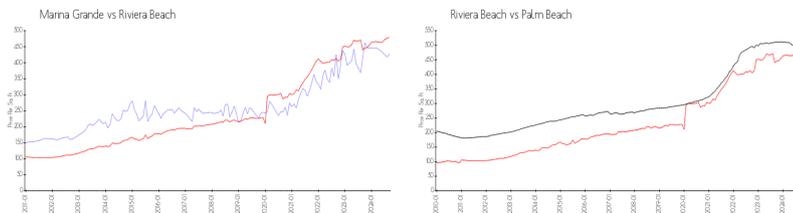
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2007   | 2,350 sq ft | Aug 2024     | \$965,000  | \$411 |
| 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: \$426/sq. ft.      Riviera Beach: \$479/sq. ft.  
 Riviera Beach: \$479/sq. ft.      Palm Beach: \$466/sq. ft.

## Inventory for Sale

Marina Grande: 6%  
 Riviera Beach: 4%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months



Marina Grande  
Riviera Beach  
Palm Beach

66 days  
72 days  
60 days