

# Unit 701 - Marina Grande

701 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-11012073  
 Status: Active  
 Size: 1,883 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions  
 View: Intracoastal,Ocean  
 List Price: \$729,000  
 List PPSF: \$387  
 Valuated Price: \$557,000  
 Valuated PPSF: \$349

*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: 18  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

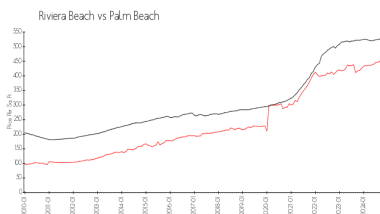
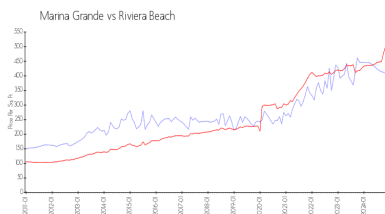
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2002	1,703 sq ft	Jan 2025	\$620,000	\$364
2008	1,950 sq ft	Jan 2025	\$740,000	\$379
1808	2,016 sq ft	Dec 2024	\$690,000	\$342
1608	2,016 sq ft	Dec 2024	\$720,000	\$357
2007	2,350 sq ft	Aug 2024	\$965,000	\$411

## Market Information



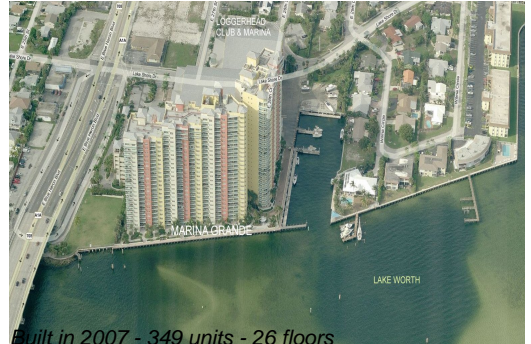
Marina Grande: \$405/sq. ft.      Riviera Beach: \$506/sq. ft.  
 Riviera Beach: \$506/sq. ft.      Palm Beach: \$465/sq. ft.

## Inventory for Sale

Marina Grande: 5%  
 Riviera Beach: 4%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months

Marina Grande: 73 days



Riviera Beach  
Palm Beach

68 days  
62 days