

Unit 2002 - Marina Grande

2002 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

Unit Information

MLS Number: RX-11012226
 Status: Active
 Size: 1,703 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions Intracoastal,Ocean
 View:
 List Price: \$649,000
 List PPSF: \$381
 Valuated Price: \$607,000
 Valuated PPSF: \$419

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: 21
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

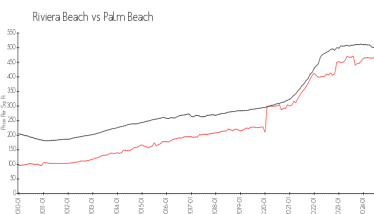
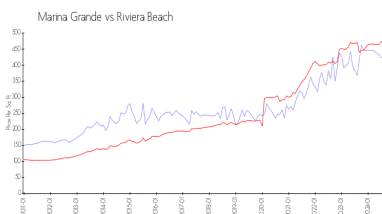
Building Association Information

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

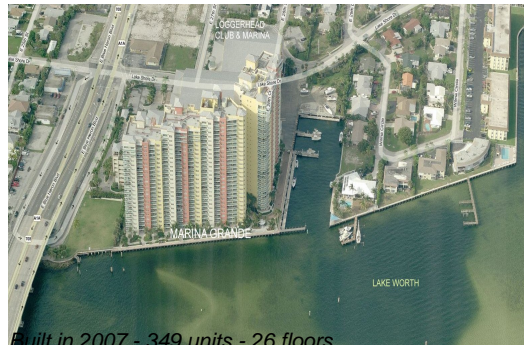


Marina Grande: \$426/sq. ft.
 Riviera Beach: \$479/sq. ft.

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	66 days
Riviera Beach	71 days
Palm Beach	61 days